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KERN COUNTY GENERAL PLAN

LAND USE • OPEN SPACE • CONSERVATION ELEMENTS



APPENDIX

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March 1, 1982

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PROJECT STAFF

March 1, 1982

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REPORT

DATE

1. The purpose of this report is to provide a comprehensive overview of the project's progress and results. The report is organized into several sections, each detailing a specific aspect of the project.

2. The first section, titled "Introduction", provides a brief overview of the project's goals and objectives. It also discusses the scope of the project and the methods used to collect and analyze data.

3. The second section, titled "Methods", describes the various techniques and tools used in the project. This includes a detailed description of the data collection process, as well as the statistical methods used to analyze the data.

4. The third section, titled "Results", presents the findings of the project. This section includes a series of tables and graphs that illustrate the data collected and the results of the analysis.

5. The fourth section, titled "Discussion", provides a detailed analysis of the results. It discusses the implications of the findings and compares them to previous research in the field.

6. The fifth section, titled "Conclusion", summarizes the key findings of the project and provides recommendations for future research. It also discusses the limitations of the study and the potential for further exploration.

7. Finally, the report includes a list of references, which provides a comprehensive list of the sources used in the project. This list includes books, articles, and other relevant materials that have contributed to the project's understanding of the topic.

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FOREWORD

Three of the nine mandated elements of a local jurisdiction's general plan required by the State of California Government Code are contained in this document and by a series of maps depicting the planning area:

- *Land Use Element (G.C. Sec. 65302(a))
- *Open Space Element (G.C. Sec. 65302(e))
- *Conservation Element (G.C. Sec. 65302(d))

Because of their interrelated and complementary character, these elements have been integrated rather than artificially segregated into separate documents or chapters. The chapter divisions in this document are organized to address in sequential format the chapter introduction, planning assumptions, identified issues, desired goals, plan map provisions, derived policies, and implementation implications.

Six other mandatory, and one optional, Elements are also in effect for Kern County. These Elements, and their adoption dates, are as follows:

- *Circulation Element (adopted August 22, 1967)
- *Housing Element (adopted May 1, 1972)
- *Scenic Highways Element (adopted August 5, 1974)
- *Noise Element (adopted June 2, 1975)
- *Safety Element (adopted January 5, 1976)
- *Seismic Safety Element (adopted January 5, 1976)
- *Parks and Recreation Element (dated April 1, 1966)

The Introduction chapter addresses the location and extent of anticipated new development during the planning period, 1981 to 2000; where it should be encouraged or restricted; and the overall pattern of resource management and development which appears most desirable for the County of Kern.

The Introduction chapter is followed by Chapters 1 through 8 which address each general plan map designation category in the same order as presented on the General Plan Map Legend.

Chapter 9 contains general provisions relating to overall growth and development anticipated.

Implementation recommendations contained in the plan are important indications of programmatic and practical requirements for carrying out the policies presented. These recommendations enable the immediate- and longer-term implications of the policies to be understood clearly.

Adoption of this planning program by Kern County Board of Supervisors Resolution No. 820177 included the following actions:

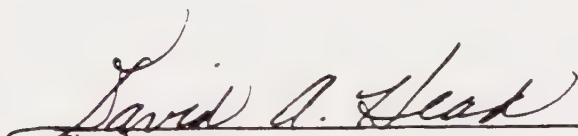
1. The rescinding of the Kern County General Plan Land Use Element, adopted by Board of Supervisors Resolution 486, June 1973.

2. The rescinding of the Kern County General Plan Open Space and Conservation Element, adopted by Board of Supervisors Resolution 439, June 1972.
3. The revision of the boundary of the Rosedale General Plan Land Use, Open Space, and Conservation Elements, adopted by Board of Supervisors Resolution 527, November 1980, to coincide with the Rosedale Urban Area boundary established by Kern County Ordinance Code Sections 5900, et seq.
4. The revision of the Sand Canyon Specific Plan boundary, established by Board of Supervisors Resolution 722, November 1974.
5. The rescinding of the Bodfish Canyon Specific Plan, adopted by Board of Supervisors Resolution 108, June 1973.
6. The rescinding of the Tejon Ranch Near Lebec Specific Plan, adopted by Board of Supervisors Resolution 608, August 1973.
7. The adoption of the Kern County General Plan Year 2000 Land Use, Open Space, and Conservation Elements and attendant Implementation Program.
8. Adoption of the Year 2000 General Plan Master Environmental Impact Report and Environmental Findings.

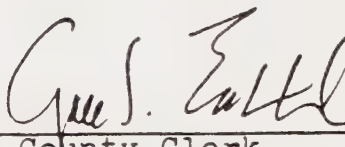
CERTIFICATE OF ADOPTION
BY THE
KERN COUNTY BOARD OF SUPERVISORS

By Resolution No. 820177 the Kern County Board of Supervisors adopts the herein-contained document, to become effective April 15, 1982, in the manner prescribed in the Foreword of said document, for the Land Use, Open Space, and Conservation Elements of the Kern County General Plan, after receiving a recommendation thereon from the Planning Advisory Committee-General Plan and the Kern County Planning Department, and after conducting a public hearing, pursuant to all statutory requirements of the State of California and all ordinance requirements of the County of Kern.

Certified this 1st day of March, 1982.



Chairman,
Kern County Board of Supervisors



County Clerk

Before the Board of Supervisors County of Kern, State of California

In the matter of:

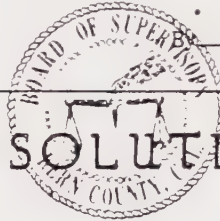
Resolution No. 820177

ADOPTION OF "YEAR 2000 GENERAL PLAN"
AS PART OF KERN COUNTY GENERAL PLAN;
ENVIRONMENTAL FINDINGS

Resolution Book ---

Acting
I, M.V. RADEMACHER, Clerk of the Board of Supervisors of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Supervisor Harvey, seconded by Supervisor Mitchell, was duly passed and adopted by said Board of Supervisors at an official meeting hereof this 1st day of March, 1982, by the following vote, to wit:
AYES: Head, Young, Harvey, Mitchell
NOES: None
ABSENT: Tackett

M.V. RADEMACHER
Acting Clerk of the Board of Supervisors, County of Kern,
State of California



RESOLUTION

Section 1. WHEREAS:

(a) On September 26, 1978 this Board instructed the Planning Director to initiate development of a new land use element, open space element and conservation element for the Kern County General Plan; and

(b) On or about April 22, 1980 this Board approved retention of the firm of Duncan and Jones, of Berkeley, California to provide consulting services and assistance to the Planning Director to facilitate development of said elements; and

(c) Thereafter the Planning Director and said Consultant developed a proposed draft of such new elements, indentified as the "Year 2000 General Plan," and during such process they sought public review and comments by (1) publication of an informational newspaper insert throughout the County in September, 1980, and (2) conducting a series of public meetings throughout the County in November, 1980, to review the initial Sketch Plans, and in March and April, 1981, to review the preliminary draft of the proposed "Year 2000 General Plan" during which times they received and considered the general comments and requests of property owners and other interested persons; and

820177

(d) On March 17, 1981 this Board of Supervisors adopted Ordinance No. G-3198, enacting section 96 of the Ordinance Code, thereby establishing a Special Planning Advisory Committee, consisting of seven members composed of those persons who were members of the Kern County Planning Commission on March 31, 1981, for purposes of making a written report to this Board setting out a summary of the facts and public comments as it might ascertain and its recommendations, if any, concerning the "Year 2000 General Plan" proposal, on or before August 31, 1981; and

(e) Each of the hereinafter mentioned public hearings conducted by said Committee was duly noticed by publication at least once in a newspaper of general circulation published and circulated in the County, at least ten calendar days prior thereto, according to the requirements in subd. (d) of said section 96 of the Ordinance Code; and, additionally, was preceded by advertising in one or more newspapers in the locality where the meeting was held and by mailing of notices to those persons who had previously requested notice of such hearing; and

(f) Said Committee conducted six public hearings, noticed and advertised as aforementioned, in various localities throughout the County, at which it heard, extending over 36 hours, testimony relating to the Draft Master Environmental Impact Report, the Final Draft General Plan Text, and each of seven Final Draft General Plan Maps; and, additionally, said Committee conducted two continued hearings, extending over 7 hours, for purposes of deliberating on the public requests hereinafter mentioned and the proposed map and text; and

(g) Property owners and concerned citizens were provided ample opportunity, prior to and during the conduct of said hearings before said Committee, to lodge with it written requests for consideration of changes in the land-use map and in the text of the proposed "Year 2000 General Plan;" and one hundred and sixty-six such requests were received and considered by said Committee, mostly requests for changes in the proposed land-use map, and a limited number directed to the text of the proposed plan and to the environmental documents; and

(h) Under a letter dated August 31, 1981 signed by Dwight R. Harmon, Chairman, said Committee made its report to this Board, recommending adoption of the Final Draft of the proposed "Year 2000 General Plan," and setting forth by exhibits attached thereto the following:

- A. Recommendations for changes in the text;
- B. Recommendations for disposition of each request for change of land-use designation on the map;
- C. A copy of the minutes of each of the meetings at which it deliberated on the public requests and the proposed map and text;
- D. A copy of each item of correspondence of a general nature received during its hearings and meetings; and

(i) The Planning Staff prepared for said project a Draft Master Environmental Assessment/Master Environmental Impact Report which was duly considered by the Planning Advisory Committee in the course of its public hearings and deliberations; and

(j) A copy of said Master Environmental Assessment/Master Environmental Impact Report was on file at the office of the Clerk of the Board and in the office of the Planning Department at all times between November 2, 1981 and the conclusion of the hearings before the Board of Supervisors on December 9, where it was available for examination by any interested person during regular business hours; and this Board has considered the same in connection with its considerations and deliberations herein; and

(k) The Planning Director has furnished to this Board, and the Board has incorporated in the record in this matter, a document setting forth the significant environmental effects identified in the Master Environmental Assessment/Master Environmental Impact Report, with the proposed findings in relation to said significant effects for purposes of Section 21081 of the Public Resources Code and Sections 15088 and 15089 of the State CEQA Guidelines, and also setting forth evidence in support of the proposed findings; and

(1) After notice duly given in accordance with Government Code section 65355, this Board conducted public hearings at its Chambers, at Bakersfield, California on December 2 and 3, 1981, and continuing to December 9, 1981, for the purposes of accepting public testimony concerning the Final Draft of the proposed "Year 2000 General Plan," including the maps and text, the written recommendations of the Kern County Planning Department and of the said Planning Advisory Committee, and comments and objections on the Master Environmental Assessment/Master Environmental Impact Report, a copy of each of said documents having been on file at the office of the Clerk of the Board and in the office of the Planning Department at all times between November 2, 1981 and the conclusion of the hearings on December 9, where the same was available for examination by any interested person during regular business hours; and

(m) An opportunity was provided to any and all interested property owners to lodge with the Planning Department written requests for consideration of changes in land use designations shown on said map on December 2, 3 and 9, 1982 at or about the time of the respective hearings and continued hearing before this Board, which requests were serially numbered 1-A through 174 for purposes of identification; and

(n) At the aforementioned hearings testimony was received concerning each such request and the same was duly considered, and on December 9, 1982 this Board referred such requests to the Planning Department for a report and recommendations as to appropriate action thereon; and

(o) On January 27, 1982 the Planning Director presented to this Board the written report of the Planning Staff entitled ("Year 2000 General Plan Adoption Hearing Request Evaluation" (contained in red binder, now on file with the Clerk of this Board), explaining generally the method of analysis followed by the Planning Staff (pages 1-4), and containing an individual analysis of each such special request for change of land-use designations on the proposed map and recommended course of action on each such request (i.e. "approval as requested," "modification and approval as modified," or "denial") (Nos. 1-A through 174; pages 5-351), and setting forth an analysis of each special request

for additions to or revisions of the policies and other parts of the text of the proposed elements, and the recommendations of the Planning Staff for action thereon (pages 352-399; 420-464), and also containing recommendations concerning a request of Tejon Ranch Company for revisions of proposed findings under sections 15088 and 15089 of the State CEQA Guidelines, and also containing an analysis and recommendations of the Planning Staff on the "Request from Supervisor David Head, 2nd District, re 'Rural Communities (Eastern Kern)', submitted to Staff 12/9/81 for Review and Report" (pages 465-473), and also containing an analysis and recommendations of the Planning concerning application to certain communities of the designation "Specific Plan Required" (Map Code 4.3) on the proposed land-use map and in Appendix D of the proposed text (pages 474-499); and

(p) The Planning Director has this day furnished to this Board the following matters, for purposes of supplementing or correcting the Planning Staff Report dated January 27, 1982 and the same is hereby filed with the Clerk of the Board, namely:

- A. Summary of recommended final action of the Board on each requests Nos. 1-A - 174 (herein referred to as Schedule "A");
- B. Corrections in Planning Staff Reports appended to file memorandum dated February 4, 1982 and relating to Request No. 88 (Michael O'Dell, for Getty Oil Co.); and appended to file memorandum dated February 11, 1982 and relating to Requests Nos. 36-C and 36-D (Richard Lymp; Nickel, Bowles)
- C. Specific plan density schedules and boundary maps for the following specific plans: MacKenzie, Monolith, Neumarkel, Neuralia, Sorrell Peak, Buena Vista Hills and Mayfair.

Section 2. NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Kern, State of California, as follows:

1. This Board finds that all of the facts recited hereinabove are true.

2. This Board does hereby reject Request No. 88 (Michael O'Dell, for Getty Oil Company), page 122 of Planning Staff Report dated

January 27, 1982, because it is inconsistent with the amendment to the land use element plan approved by this Board by Resolution No. 811396, adopted on June 29, 1981.

3. This Board hereby approves, modifies and approves, or denies, as the case may be, special requests No. 1-A - 174, according to Schedule "A" appended hereto and made a part hereof by this reference.

4. This Board hereby approves, to be incorporated as part of the findings herein after mentioned in paragraph 6 below, all those findings proposed by Tejon Ranch Co., as shown in the Report of the Planning Staff dated January 27, 1982 (pages 401-420), the same to supercede the proposed findings shown in proposed "Environmental Findings of the Master Environmental Assessment/Master Environmental Impact Report," filed with this Board on December 2, 1981 (pages 22-38, and page 52 et seq.).

5. Exclusive of those matters specifically mentioned by this Board in paragraphs 2, 3 and 4 above, this Board does hereby approve and accept all those recommendations of the Planning Staff contained in its report dated January 27, 1982, as supplemented and corrected in the matters furnished to and filed by the Board this date, as mentioned in Recital (p) above.

6. This Board does hereby find and determine that the Master Environmental Assessment/Master Environmental Impact Report (collectively referred to below as the "EIR") is complete and adequate in scope and has been completed in compliance with the Environmental Quality Act of 1970 (CEQA) and the State CEQA Guidelines and the Kern County Guidelines, and that this Board has fully reviewed and considered the information in said EIR, and the same is declared to be certified in relation to the subject of this Resolution, and does further find and determine that all provisions of CEQA, the State CEQA Guidelines and the Kern County Guidelines have been duly observed in conjunction with consideration of the subject of this Resolution.

7. The proposed "Year 2000 General Plan" is approved herein despite the existence of certain significant environmental effects identified in the "EIR", and this Board hereby makes and adopts the

findings with respect to each thereof set forth in Schedule "B", appended hereto and made a part hereof by this reference, pursuant to Sections 15088 and 15089 of the State CEQA Guidelines (Title 14, California, Administrative Code) and Section 21081 of the Public Resources Code (CEQA), and declares that it considered the evidence described in connection with each such finding in Schedule "B" and that such evidence is substantial and supports each respective finding.

8. This Board does hereby approve a new land use element, open space element and conservation element, as part of the Kern County General Plan, as set forth in the proposed "Year 2000 General Plan" text and maps, subject to the revisions mentioned in paragraphs 2-5 hereinabove, operative on April 15, 1982.

9. Operative on April 15, 1982, this Board does hereby:

- (1) Rescind the Kern County General Plan Land Use Element, adopted by Board of Supervisors Resolution 486, June, 1973.
- (2) Rescind of Kern County General Plan Open Space and Conservation Element, adopted by Board of Supervisors Resolution 439, June 1972.
- (3) Revise the boundary of the Rosedale General Plan, adopted by Board of Supervisors Resolution 527, November, 1980, to coincide with the Rosedale Urban Area boundary established by Kern County Ordinance Code Sections 5900 et seq.
- (4) Revise the Sand Canyon Specific Plan boundary, established by Board of Supervisors Resolution 722, November, 1974, to exclude sections 16 through 21, 28 through 33, and those portions south of State Route 58 in sections 34 through 36, all in Township 32 South, Range 34 East, M.D.B. & M. for purposes of including such areas in the Tehachapi Priority Area Map of said "Year 200 General Plan."
- (5) Rescind the Bodfish Canyon Specific Plan, adopted by Board of Supervisors Resolution 108, June, 1973.
- (6) Rescind of the Tejon Ranch Near Lebec Specific Plan, adopted by Board of Supervisors Resolution 608, August, 1973.

10. This Board hereby finds and determines that the elements contained in said "Year 2000 General Plan" are, with respect to each other and with respect to the other elements of

Kern County General Plan heretofore adopted (excepting those herein rescinded), integrated, internally consistent and compatible, as required by Government Code section 65300.5.

11. The Chairman of the Board of Supervisors is hereby authorized to certify, and the Clerk of the Board is authorized to attest, the Certificate of Adoption appended to the text and maps of the "Year 2000 General Plan."

12. The Clerk of this Board shall transmit copies of this Resolution to the following:

- (a) Planning Director
- (b) Director of Public Works
- (c) County Administrative Officer
- (d) Health Officer
- (e) Fire Chief
- (f) Kern County Water Agency
- (g) County Counsel

RNN/ro

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<i>3/2/82</i>



INTRODUCTION

INTRODUCTION

WHAT IS A GENERAL PLAN?

In California, state law makes a General Plan the foundation and central feature of the local planning process. Each county and each city is required to prepare, adopt, and maintain a General Plan to govern the physical development of all the land area under its jurisdiction. The purposes which are intended to be served by a General Plan include the following important functions:

The identification of the community's physical development goals, and goals relating to environmental, economic, and other factors.

The definition of policies for maintaining or improving the character of existing developed uses and for guiding the location and nature of future development, in order to ensure that the community's goals are achieved.

The consideration of all aspects of local conditions affecting physical development and change, in order to ensure that problems and opportunities are analyzed and addressed adequately within the context of local, regional, statewide, and national goals and policies.

The provision of information to the citizens of the community about the planning and decision-making process of the local government.

The description of procedures and measures intended to improve the coordination of local government actions affecting the development of the community.

Local planning and land use regulation stem from the two main categories of legal powers granted to counties and cities by the State Constitution: corporate powers and police powers.

Corporate power is the authority to collect revenues (from bonds, fees, taxes, and assessments) and to spend these monies to provide services and facilities (such as roads, water and sewage facilities, parks, etc.). Police power is the authority to regulate citizen behavior (including the use of private property) in order to promote the health, safety, and welfare of the public. Land use planning, zoning, subdivision, and building regulation comprise exercises of the police power. A General Plan in legal and conceptual terms guides the exercise of police power through zoning and subdivision regulation and the exercise of the corporate power through the provision of capital facilities and improvements.

A General Plan is an important legal document and is in fact a type of constitution governing the physical growth and change in the community. No subdivision, parcel map, or rezoning can be approved unless it is found to be consistent with the adopted plan. Public works projects proposed by local government agencies and by special districts must be reviewed by the appropriate local planning agency having jurisdiction over the location

involved to determine project conformance with the General Plan. Every special district must, on an annual basis, submit a list of its public works projects for the next fiscal year to the planning agency for review as to their conformity to the adopted General Plan. Activities proposed by privately owned companies under the jurisdiction of the California Public Utilities Commission should receive similar consideration, although they are subject to different state requirements.

A General Plan is defined as a long-term document by California law. It attempts to identify the character of future conditions and needs as a basis for determining a rational basis for current policy. It also sets long-term policy as the framework within which individual day-to-day decisions can be made in a consistent fashion. The range of General Plans is usually set at 15 to 25 years, although this is not to be viewed as an end-point but as a means of providing a general direction to guide shorter-term decisions. Short-range time frames are also defined as a guide for budget and capital improvement decisions and for zoning and subdivision actions. This aspect of General Plans has become more prominent as the specificity of measures designed to implement the Plan has been given increasing emphasis.

A General Plan is not a static document. It must be reviewed on a regular basis and revised as new information becomes available, or as the requirements or goals of the community evolve and change. Day-to-day decision-making, as well as the requirements of law, demands that the information and projections on which the plan is based must be maintained in an up-to-date and currently valid form.

Under state law, a General Plan must include nine elements: land use, circulation, housing, conservation, open space, seismic safety, noise, scenic highways, and safety. Requirements specified for these elements result in overlap (e.g., geologic hazards are mentioned more than once), and the importance of each element or topic varies among communities. A number of other topic areas can be included in a General Plan at the community's option, and may include parks and recreation, energy, historic preservation, and other subjects. A General Plan must also "comprise an integrated, internally consistent and compatible statement of policies for the adopting agency" (Government Code Section 65300.5). This implies that all elements have equal importance, and any conflicts between elements in terms of goals, objectives, policies, principles, standards or plan proposals must be resolved within the plan itself. The programs defined for carrying out the plan must also be consistent with and follow logically from the plan's goals and policies.

It is stipulated that a General Plan "shall consist of a statement of development policies and shall include a diagram or diagrams and text" (Government Code Section 65302). The text and diagrams must also be consistent among and within elements. When a new element is adopted or a part of it amended, the rest of the plan must be changed to eliminate any inconsistencies that may be created.

Without such consistency in all of these connections, a General Plan will not be effective, and confused rather than clearly defined intentions will be expressed. Not only will this have adverse effects on individuals, landowners, and businessmen by creating a climate of uncertainty that limits

their own decision-making abilities, it can also make the local government agency vulnerable to litigation. A General Plan should be explicit, clear, equitable, and set a rational and consistent framework for future public and private development actions and decisions.

THE CHARACTER OF THE TEXT

This document, comprising the Land Use, Open Space, and Conservation Elements of the Year 2000 General Plan, is a composite of many policies, programs and intended actions to govern the future physical development of Kern County. The policies are designed to preserve and enhance existing development and to provide for orderly and appropriate new development to meet the needs of the area over the next 20 years. Although the plan covers the period from 1981 to 2000, the emphasis is upon actions which should be taken in the more immediate future.

Open Space and Conservation Elements are required components of a general plan under state law. In recognition of their related content, these two elements are frequently combined to effect a more useful and integrated resource management plan. The purpose of this is to provide information, analysis, planning methods, and programs needed to promote intelligent utilization of natural resources as well as to allocate responsible use and conservation of open-space lands required for outdoor recreation, public health and safety, extraction of natural resources, and protection of aesthetic quality.

Combining the Land Use Element with the Open Space and Conservation Elements recognizes the inverse relationships between the development-oriented goals of the first and the resource management-oriented goals of the latter two elements. This relationship, when treated by combined elements, produces complementary goals, policies, and objectives. Combining these elements into a single document eliminates repetition and ensures plan consistency. For the purpose of this General Plan, further reference to the Land Use, Open Space, and Conservation Elements shall be considered as one element of the plan.

This Plan recognizes the property rights of individuals and attempts to balance these rights with the County's responsibility for promoting the health, safety, and welfare of the public at large.

Public review and comment were sought throughout the Year 2000 General Plan program process. The first step, countywide publication of an informational newspaper insert, took place in September 1980. A series of public meetings was held throughout the county in November 1980 to review the initial Sketch Plans, and a second series of meetings in March-April 1980 provided a similar opportunity to review the Preliminary Draft General Plan. General comments, property owner requests, and interest group concerns had a role in shaping the plan.

A Special Planning Advisory Committee for the Year 2000 General Plan conducted hearings to obtain public testimony and concerns. This Special Planning Advisory Committee conducted six widely advertised continued hearings and two additional deliberation sessions. The Special Committee

heard approximately 36 hours of public testimony with regard to the Draft Master Environmental Impact Report (DMEIR), Final Draft General Plan text, and each of the seven Final Draft General Plan maps.

Several criteria were applied in the preparation of the General Plan which served to distinguish it from many other General Plans. First, it was recognized that, to be effective, the Plan text should be prepared in a form which would readily permit supplementation and amendment. It is hoped that the loose-leaf format and the presentation on a chapter-by-chapter basis will serve this purpose. Second, to enable the Plan text to be capable of adoption and execution as a legislative document, every effort was made to limit its narrative content and to make it concise, focusing only on the issues addressed, the goals that have been defined, the policies to be followed, and the implementation efforts these imply or require. Third, the policies were formulated from the standpoint of what appeared to be achievable and feasible, in the relatively short-term future. While this may have diminished the visionary or utopian character of the Plan to some extent, it appeared less acceptable to set planning objectives or policies which could not be implemented from a practical standpoint or which had only a decorative purpose.

GENERAL PLAN MAPS

The General Plan maps indicate the type, intensity, and distribution of land use throughout the majority of the unincorporated portion of the County. Territories within cities or under state or federal jurisdiction are given only cursory treatment because these government entities exercise land use controls within their jurisdictions that are distinct from those of Kern County.

The General Plan maps contain seven main categories of land use designations and indicate appropriate areas for each of them. One additional major category designating physical hazards and constraints is included. This category is used in an "overlay" fashion and is never used as a primary land use designation. The land use designations used in the General Plan are listed in Figure 1. References are provided to indicate the chapters of this text in which each designation is described in greater detail and relevant policies and implementation measures presented.

The areas within which General Plan designations of land use are indicated exclude nonjurisdictional lands (i.e., state and federal land - Map Code 1.1; and Incorporated Cities - Map Code 1.2) and also exclude areas for which County Plans have already been prepared and adopted (i.e., Accepted County Plan Area - Map Code 4.1). These three types of areas are identified on the General Plan maps, but the specific character, type, and intensity of existing or future use in these areas is not illustrated.

The designations are indicated on a countywide map at a scale of 1:100,000 (equivalent to 1" = 1.6 miles) for all of the unincorporated area addressed, except for six areas of the county, termed Priority Areas, in which the pattern and intensity of existing or anticipated development demanded attention at a larger scale. In these areas, listed below, the designations were mapped at a scale of 1:24,000 (1" = approximately 0.4 mile).

The Priority Areas defined and mapped in this fashion are as follows:

Metropolitan Priority Area: The area encompassing the City of Bakersfield and surrounding unincorporated areas.

Isabella Priority Area: The areas of Lake Isabella, Kern River Valley, and Greenhorn Mountain.

Ridgecrest Priority Area: The area depicting almost all of the Indian Wells Valley.

Figure 1
Land Use Designations

1. **NONJURISDICTIONAL LAND**
 - 1.1 STATE AND FEDERAL LAND
 - 1.2 INCORPORATED CITIES
2. **PHYSICAL CONSTRAINTS OVERLAY**
 - 2.1 SEISMIC HAZARD
 - 2.2 LANDSLIDE
 - 2.3 SHALLOW GROUNDWATER
 - 2.4 STEEP SLOPE
 - 2.5 FLOOD HAZARD
3. **PUBLIC FACILITIES**
 - 3.1 PUBLIC OR PRIVATE RECREATION AREAS
 - 3.2 EDUCATIONAL FACILITIES
 - 3.3 OTHER FACILITIES
4. **SPECIAL TREATMENT AREAS**
 - 4.1 ACCEPTED COUNTY PLAN AREAS
 - 4.2 RURAL COMMUNITY
 - 4.3 SPECIFIC PLAN REQUIRED
5. **RESIDENTIAL**
 - 5.1 MAXIMUM 29 UNITS/NET ACRE (1502 SQ.FT. SITE AREA/UNIT)
 - 5.2 MAXIMUM 16 UNITS/NET ACRE (2722 SQ.FT. SITE AREA/UNIT)
 - 5.3 MAXIMUM 10 UNITS/NET ACRE (4356 SQ.FT. SITE AREA/UNIT)
 - 5.4 MAXIMUM 4 UNITS/NET ACRE (10,890 SQ.FT. SITE AREA/UNIT)
 - 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
 - 5.6 MINIMUM 2.5 GROSS ACRES/UNIT
 - 5.7 MINIMUM 5 GROSS ACRES/UNIT
 - 5.8 MINIMUM 20 GROSS ACRES/UNIT
6. **COMMERCIAL**
 - 6.1 MAJOR COMMERCIAL
 - 6.2 GENERAL COMMERCIAL
 - 6.3 HIGHWAY COMMERCIAL
7. **INDUSTRIAL**
 - 7.1 LIGHT INDUSTRIAL
 - 7.2 SERVICE INDUSTRIAL
 - 7.3 HEAVY INDUSTRIAL
 - 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE
8. **RESOURCE**
 - 8.1 INTENSIVE AGRICULTURE (MIN. 20-ACRE PARCEL SIZE)
 - 8.2 RESOURCE RESERVE (MIN. 20-ACRE PARCEL SIZE)
 - 8.3 EXTENSIVE AGRICULTURE (MIN. 80- OR 20-ACRE PARCEL SIZE)
 - 8.4 MINERAL AND PETROLEUM (MIN. 5-ACRE PARCEL SIZE)
 - 8.5 RESOURCE MANAGEMENT (MIN. 20-ACRE PARCEL SIZE)

Mojave Priority Area: The area including the community of Mojave and the Fremont Valley.

Tehachapi Priority Area: The area situated generally south of Keene to Tehachapi Mountain, and Stallion Springs east to Sand Canyon.

Frazier Park Priority Area: The area generally west of Interstate 5 immediately north of the County's southern boundary.

The significant variations in terrain, climate, geographic and environmental factors that are evident in Kern County were recognized in the General Plan maps by the definition of three regions, in which different standards and approaches to physical development were considered appropriate. These regions are illustrated in Figure 2 and are as follows:

Valley Region: The southern San Joaquin Valley below an elevation of 1000 mean sea level (MSL).

Mountain Region: The westernmost and central portion of the County above the 1000 foot MSL contour, and including the southernmost portion of the County.

Desert Region: The eastern section of the County, east of the primary alignment of the Los Angeles Aqueduct.

It is important to note that the General Plan maps cannot reflect the quality and character desired in a particular land use designation except in general terms. The maps do not illustrate every existing exception from one land use category depicted, even though such uses may be recognized as acceptable and "permanent" uses. Thus, the maps indicate the predominant use of land in each area and do not preclude existing or future minor deviations from the overall pattern as may be permitted by the Kern County Land Use Zoning Ordinance, Articles 29 and 30, Conditional Use Permit, Variance, and Modification procedures.

The map scales used generally do not permit precise designations smaller than 2-1/2 acres on the six 1:24,000 scale "Priority Areas" maps or smaller than 40 acres on the countywide 1:100,000 scale plan map. Because of these limitations, every church, institutional, commercial, or residential use that may exist in areas designated for other uses cannot be shown; nor should it be interpreted as recommending or requiring their removal.

A major point to be emphasized is that owners of individual legal residential-zoned parcels of record will, in any event, retain the right to develop a residential use regardless of the General Plan designation, providing County zoning and development ordinance criteria are met.

It is important to note that the adopted General Plan maps are not to be construed as zoning ordinance maps designating precise areas and land use classifications. The plan maps shall serve as the basis for amending, deleting, or enhancing the provisions of the Kern County Land Use Zoning Ordinance.

Pursuant to the Board of Supervisors' Resolution No. 820177, this Plan is in

Figure 2 General Plan Regions

full effect on April 15, 1982. Subsequent to the effective date of this plan, all planning and zoning approvals processed during the plan formulation period and adoption hearings that may not have been reflected in the plan's data base were incorporated into the plan.

RESIDENTIAL GROWTH PROJECTIONS

This Plan was developed using assumptions, based upon the 1980 U.S. Census, that Kern County will continue to grow in population at an average rate of about two percent per year. This growth rate would result in a population of about 600,000 by the year 2000 (including the population housed within federal and state facilities and installations). This represents an increase of about 199,500 people over the April 1980 population. It is assumed that about 50 percent, or about 100,000 new people, will reside within the incorporated cities in the County. The unincorporated portions are therefore assumed to grow by slightly less than 100,000 people between 1980 and 2000. Within the designated planning area (i.e., excluding federal, state, city, and Accepted County Plan Areas), the population increase over the next 20 years has been assumed to be approximately 51,000 persons or about one-fourth of the total growth projected for Kern County.

Numerous undeveloped lots already existing in the County (estimated in 1979 to exceed 140,000) provide a supply of land sufficient to accommodate all of the 199,500 population increase projected. However, many of the undeveloped lots are located in areas in which large-scale development within the 20-year planning period is unlikely to occur. Also, nearly all lots lack the necessary infrastructure or service systems (e.g., water supply and waste water collection) to be capable of accommodating the projected growth.

Although the future rate of population increase is relatively high, and the numbers of people this growth would produce are substantial, the demand for space that will be created within the unincorporated areas of the County addressed in the plan can easily be met. This is true even though the locations that are suitable and desirable for development are a small proportion of the overall 6,256-square-mile area under County jurisdiction, after areas that have value for resource production or that are hazardous or too remote for substantial development are excluded from consideration.

In developing the plan, the area required to accommodate the projected growth was calculated and related to subareas of the County as a guide to the designation of residential land use. The extent of undeveloped land designated for residential use was sufficient not only to accommodate the 20-year growth, but also to provide for a "cushion" that would permit land division activities to continue in the same proportional relationship to actual development as existed previously.

The use of a map development sequence or decision procedure described below and illustrated in Figure 3, gave assurance that areas designated for new residential use were relatively free of natural hazards and would not produce any significant adverse cumulative effect on the County's resource base and were reasonably capable of being provided with required services.

THE DECISION PROCEDURE

The decision procedure used in developing the General Plan is illustrated in Figure 3. The procedure enabled land use designations to be based on a coherent, consistent and clearly defined set of criteria. The procedure is consistent with General Plan policies and, during Plan preparation, was applied in a uniform fashion throughout the planning area. The procedure was based upon the concept of guiding future development away from valuable resources and environmental hazards.

The Preliminary Draft General Plan maps were created by using a series of technical maps containing information about the County (oil fields, steep slopes, existing development, etc.). Step by step, following the decision procedure, the data on each map were considered, and ultimately every parcel of land in the County was assigned one of 28 primary land use designations.

Step I in the decision procedure required that the boundaries of the six Priority Areas be delineated on all plan maps. Following this step, all subsequent steps were executed only on the countywide 1:100,000 map for those areas outside the Priority Areas, and only on the 1:24,000 maps for the Priority Areas themselves. Information and designations were shown for any area either on the 1:100,000 or the 1:24,000 maps, but not on both.

In Step II, nonjurisdictional areas comprising state and federal land ownerships and areas within incorporated cities were delineated and coded. In Step III, the same process was applied to areas within boundaries of Accepted County Plans, and each was identified by a coded designation. (See Appendix B for description of Accepted County Plans.)

In Step IV, compatible designations were applied to existing developed industrial, commercial, and residential land use.

In Step V, designations were applied to areas which had received an official commitment for their future use, as described in Appendix A, thereby acknowledging their continuing presence in the County.

In Step VI, existing public and private facilities, such as schools, parks, and sanitary landfills were designated.

In Steps VII, VIII, and IX, land containing valuable natural resources, such as oil and mineral deposits, Class I and II soils with surface water available for intensive agriculture, and existing intensive agriculture, were designated accordingly.

Next, in Steps X through XIV, lands subject to various physical hazards were examined in relationship to several characteristics (existing resource uses, Class I, II, or III soil, parcel size, rangesite suitability, public water and sewer availability, county water district status) and designated in one or another category of appropriate use with a coded "constraints overlay" (e.g., 8.3/2.4, meaning Extensive Agriculture with average slope exceeding 30%).

Steps XV, XVI, and XVII evaluated existing commercial industrial and agricultural industrial zoning status and where the zoning classification

occurred, appropriate designations were delineated on the plan maps.

At this point, Step XVIII involved evaluation and application of projections of the assumed population distribution for the Year 2000. The growth assumptions were applied as guidelines to allocating the amount of vacant land within each planning region or priority area which would receive new residential designations. Specific locations which were identified "improved" (water and sewer lines, etc.) were given priority in assigning higher density residential designations more typical of urban use. Secondary priority was given to other areas also containing existing public services. In total, nine attributes were evaluated prior to designation of new residential uses.

The attributes were as follows:

1. Nondesignated sites or sites designated resource and free of physical hazard within close proximity of built-up areas.
2. Urban service availability.
3. Public facility serviceability.
4. Concentric density pattern and existing zoning status.
5. Compatible surrounding uses.
6. Contiguous development enhancement.
7. Circulation and public access availability.
8. Existing and potential noise environment.
9. Property owner desired use of site.

Step XIX designated all remaining lands to an appropriate resource category.

By using information from various data base maps developed by staff and applying the decision procedure (Figure 3), areas were defined on the General Plan maps that appeared suitable for development; conversely, areas were identified in which new development appeared to be inappropriate within the 20-year time spectrum of this plan.

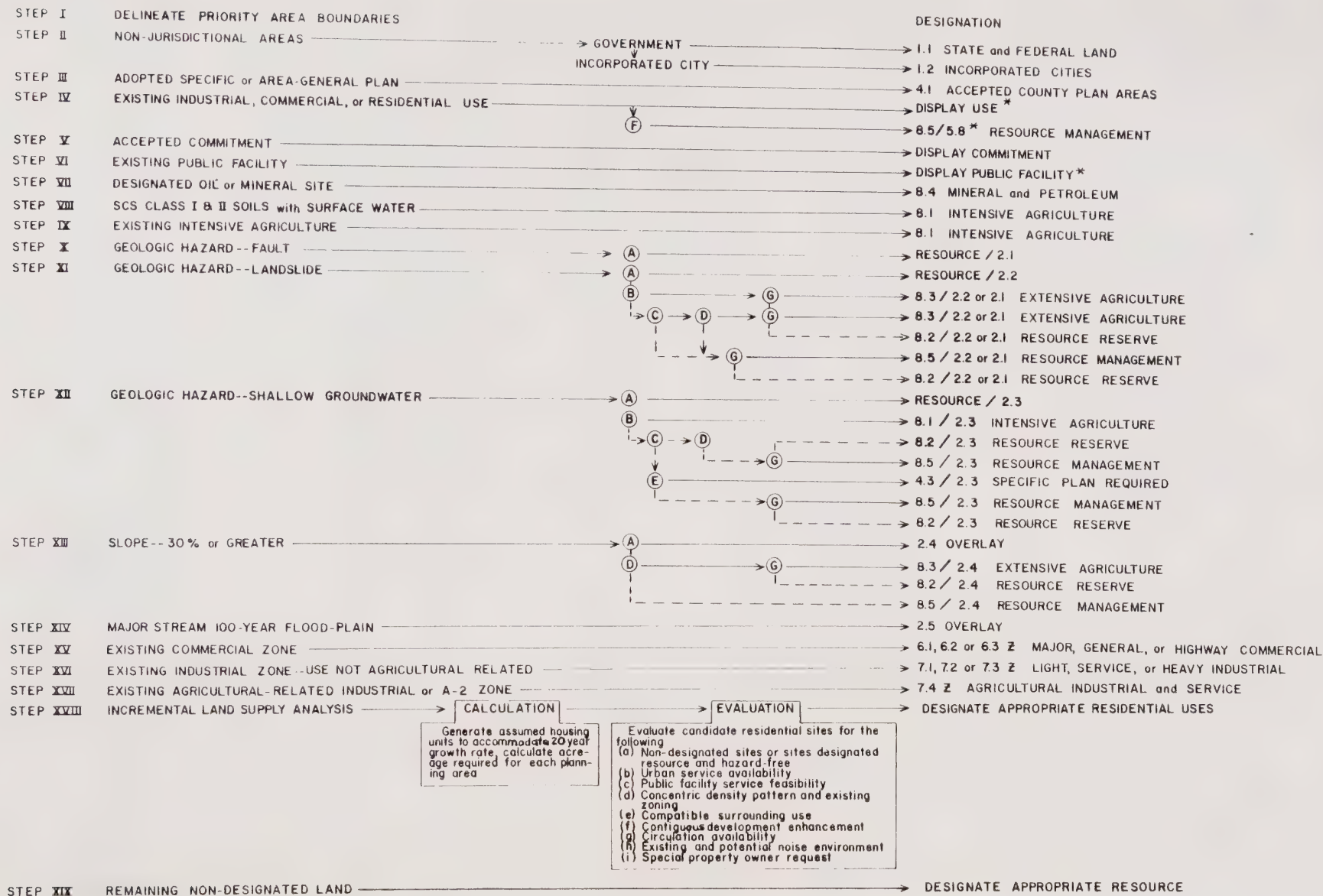
As improvements in public service delivery systems are undertaken, such as the expansion of public water or waste-water treatment facilities, areas which at the time of General Plan preparation did not meet the criteria for intensive development, may become highly suitable for new urban uses. The impacts of future public works improvements and extensions such as those mentioned above should be assessed as they occur to determine whether any land designations on the General Plan maps require reevaluation.

While the extent of new areas of urban and rural development shown on the General Plan may suggest that at least some new public facilities (particularly schools, parks, and recreation areas) will be required, no specific locations were selected.

However, the public service and facility goals and policies were used to select appropriate designations of future use in undeveloped areas lacking resource value and not constrained by the presence of natural hazards. Consideration for urban residential designations was given to areas with existing improvements and public infrastructure, services and facilities, especially water and sewage treatment capacity.

Figure 3

FINAL DRAFT YEAR 2000 GENERAL PLAN DECISION PROCEDURE

Figure 3
Decision Procedure

CODE LEGEND

- A₁ EXISTING RESOURCE USE (B) SCS CLASS I, II, or III SOIL (C) PARCEL SIZE GREATER THAN 10 ACRES
- (D) SCS RIVER BASIN SITE or RANGE VEGETATION PRODUCTIVITY GREATER THAN 1/2 TON PER ACRE PER YEAR
- (E) PUBLIC WATER & SEWER AVAILABLE (F) EXISTING 20-ACRE RESIDENTIAL USE SURROUNDED by RESOURCE NOT WITHIN COUNTY WATER DISTRICT

NOTE: OVERLAY DESIGNATIONS
COMBINE WITH ALL APPLICABLE
AREA DESIGNATIONS



NONJURISDICTIONAL LAND

NONJURISDICTIONAL LAND

Over one million acres, or roughly 1,600 square miles, are not under the direct planning jurisdiction of Kern County. These lands include incorporated cities, state lands, and large holdings administered by a variety of federal agencies.

ASSUMPTIONS: NONJURISDICTIONAL LAND

Federal land ownership will remain relatively unchanged during the 20-year planning period. The majority of these lands will continue to be managed for multiple uses under the jurisdiction of the U.S. Forest Service or the Bureau of Land Management. Large federal holdings for military reservations will continue to be managed for more restrictive military missions. State-owned lands should remain relatively unchanged in the future. Incorporated cities will continue to expand through annexation to accommodate the anticipated 100,000 population growth within them during the planning period.

ISSUES: NONJURISDICTIONAL LAND

A potential for land use conflict is created when jurisdictional boundaries are the source of differentiation of uses. This often occurs, for example, where urban growth is taking place on the fringe of an incorporated city. A similar situation could occur on the periphery of a state wildlife refuge or a military reservation. Other significant conflicts can occur with regard to resource uses or mineral production, livestock grazing, and outdoor recreation.

GOAL: NONJURISDICTIONAL LAND

To promote harmonious and mutually beneficial uses of land among the various jurisdictions present in Kern County.

MAP PROVISIONS: NONJURISDICTIONAL LAND

The following designations have been applied to portray nonjurisdictional land use status:

State and Federal Land (Map Code 1.1) - applied to all property under the ownership and control of the various state and federal agencies operating in Kern County (military, U.S. Forest Service, BLM, Department of Energy, etc.).

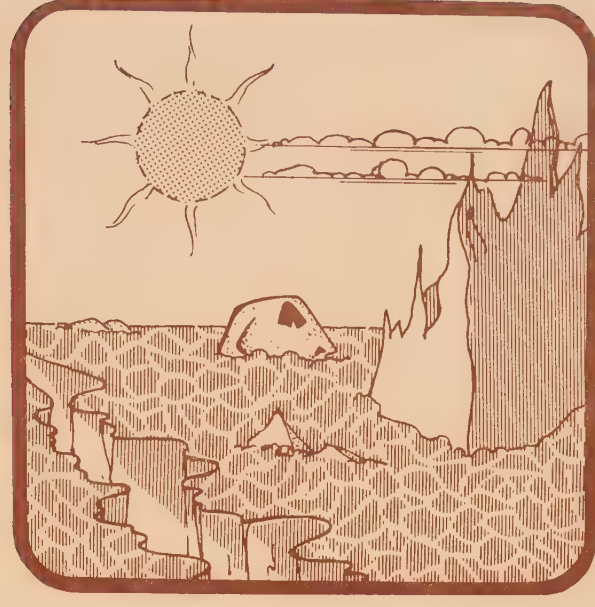
Incorporated Cities (Map Code 1.2) - used to identify the areas of cities within the County, which are responsible for the preparation and maintenance of their own general plans.

POLICIES: NONJURISDICTIONAL LAND

1. Closer coordination and cooperation will be promoted among the County, the incorporated cities and the various special districts where their planning decisions and actions affect more than a single jurisdiction.
2. The County will solicit the city's comments on planning proposals within a city's adopted Sphere of Influence.
3. The County will solicit comments from the military or other federal jurisdictions on projects which are proposed within a peripheral area established by the County after discussions between the agencies involved.
4. Land under state and federal jurisdiction will be considered as land designated for "Resource Management" (see Chapter 8) on the General Plan map.

IMPLEMENTATION: NONJURISDICTIONAL LAND

- A. Develop a procedure to assure that the County, the incorporated cities, and the various special districts refer major planning and land use proposals to all affected jurisdictions for review, comment, and recommendation. Comments and discussion should occur if requested by the affected jurisdiction(s).
- B. Request that proposed revisions to or amendments of a city's general plan in either the affected fringe area or adopted Sphere of Influence be reviewed by County Planning staff before final action is taken.
- C. Establish a "Review Area" around each state, military, or other federal jurisdiction. Review development proposals or proposed general plan amendments and revisions within the established area with the appropriate agency.
- D. Classify federal and state lands in a zoning category which is consistent with a Resource Management category.



PHYSICAL CONSTRAINTS

PHYSICAL CONSTRAINTS

The presence of negative environmental or physical attributes can place constraints on development. Examples of these hazards include earthquake fault zones, unstable slopes, shallow groundwater, steep slopes, and flood hazard areas. If development is permitted to occur in natural hazard areas, it can incur both social costs (e.g., loss of life and/or property) and public costs (e.g., emergency flood relief).

ASSUMPTIONS: PHYSICAL CONSTRAINTS

Natural hazards are a long-term constraint on many developed uses of land. Throughout the County, sufficient land that is free from natural hazards is available for such uses without incurring the risk associated with development in hazardous areas.

ISSUES: PHYSICAL CONSTRAINTS

Over the years, development has occurred in areas that have a variety of natural hazards. Expansion pressures in some existing communities would site new development in areas that are now known to have documented hazardous conditions. In a few instances, entire communities are located in areas of significant natural hazards. The extent to which natural hazards can be mitigated is frequently debated, thus further complicating the issue of development in hazardous areas.

GOAL: PHYSICAL CONSTRAINTS

To strive to prevent loss of life, reduce personal injuries and property damage, minimize economic and social diseconomies resulting from natural disaster by directing development to areas which are not hazardous.

MAP PROVISIONS: PHYSICAL CONSTRAINTS

A combining overlay designation denoting physical constraints is applied to the hazardous areas comprised of fault zones, landslides, shallow groundwater, steep slopes, and flood hazard areas. The plan maps are coded to reflect the particular physical constraint which exists in an area. Where more than one constraint exists, the code for the lowest number on the list below is given.

Seismic Hazard (Map Code 2.1) - Alquist-Priolo Special Study Zone and other recently active fault zones.

Landslide (Map Code 2.2) - Areas of down-slope ground movement identified on the Kern County Seismic Hazard Atlas.

Shallow Groundwater (Map Code 2.3) - Groundwater within 15 feet of the land

surface as delineated on the Kern County Seismic Hazard Atlas.

Steep Slope (Map Code 2.4) - Land with an average slope of 30% or steeper.

Flood Hazard (Map Code 2.5) - Special Flood Hazard Area (Zone "A"), as Identified on the Flood Hazard Boundary Maps of the U.S. Department of Housing and Urban Development (June 28, 1978), and supplemented by flood-plain delineation maps that have been approved by the Kern County Water Agency or Kern County Public Works Department. The Flood Hazard Boundary Maps will be superseded by maps presently being prepared under the Federal Flood Insurance Administration Rate Map Study Program.

POLICIES: PHYSICAL CONSTRAINTS

1. Kern County will not permit new developments to be sited on land which is environmentally unsound to support such development.
2. Development will not be allowed in natural hazard areas pending the adoption of ordinances which establish conditions, criteria, and standards in order to minimize risk to life and property posed by those risks.
3. Zoning and other land use controls will be used to regulate and, in some instances, to prohibit development in hazardous areas.
4. Special requirements will be applied to new housing within recently active fault zones.
5. New residential uses in fault zones will be limited to single-family housing units.
6. New development will not be permitted in areas of landslide or slope instability as designated in the Safety and Seismic Safety Element of the General Plan, and as mapped on the Kern County Seismic Hazard Atlas.
7. New development will not be sited in areas of shallow groundwater.
8. Temporary community sewage treatment and disposal facilities with collection systems will be required for all large developments of 250 or more lots, proposed in whole or in increments.
9. Regardless of percentage of slope, development on hillsides will be sited in the least obtrusive fashion, thereby minimizing the extent of topographic alteration required.
10. Development proposed in areas with steep slopes will be reviewed for conformity to the adopted Hillside Development Ordinance to ensure that appropriate stability, drainage, and sewage treatment will result.
11. The County will allow lands which are within flood hazard areas, other than established designated floodways, to develop in accord-

ance with the General Plan, if mitigative measures are incorporated so as to ensure that the proposed development will not be hazardous, increase flood depths or velocities downstream, or cause water quality to deteriorate. Permanent development, or any other development that would increase flood depths or velocities, shall be prohibited in areas within established, designated floodways and/or floodplain primary zones.

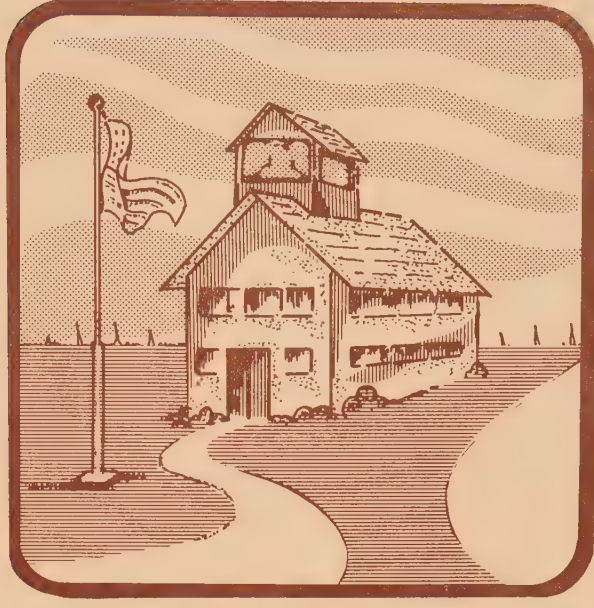
12. Designated flood channels and water courses, such as creeks, gullies, and riverbeds, will be preserved as resource management or, in the case of urban areas, as linear parks.
13. New urban development will be required to demonstrate the availability of adequate fire protection and suppression facilities.
14. Kern County will evaluate the potential noise impacts of any development-siting action which it takes or of any applications it acts upon that could significantly alter noise levels in the community and will require mitigative measures where significant adverse effects are identified.
15. The air quality effects of proposed land use will be considered when revising the General Plan, preparing Specific Plans, and evaluating development proposals.
16. Kern County will disapprove projects found to have significant and unmitigable adverse effects on air quality.

IMPLEMENTATION: PHYSICAL CONSTRAINTS

- A. Adopt requirements and procedures in zoning, subdivision, and site development regulations and building criteria for Seismic Hazard designated areas. Include the following in these requirements and procedures:
 - (i) The preparation of special geologic and seismic studies consistent with the requirements of the Safety and Seismic Safety Element of the Kern County General Plan.
 - (ii) A minimum structure or housing unit setback distance of 50 feet from the active fault trace. If the precise location of a fault trace cannot be established, or a portion of an active fault trace is depicted as "inferred" on the Kern County Seismic Hazard Atlas, require a setback of 100 feet from the appropriate location depicted.
- B. Require an acoustical report in accordance with Title 25 of the Administrative Code to be prepared whenever urban density residential development is proposed in areas where the ambient noise levels exceed 65 dBA (Ldn).
- C. Develop and maintain in conjunction with the Kern County Air Pollution Control District an air quality data base map of appro-

priate scale and detail to provide criteria for environmental assessment of proposed development projects.

- D. Ensure that proposed development projects demonstrate a high degree of compatibility with any threatened or endangered species habitat they may affect.
- E. Comply with the Colbey-Alquist FloodPlain Management Act in regulating land use within designated floodplains.
- F. Until the revised Federal Insurance Administration (FIA) Rate Maps have been completed, use the FIA Flood Hazard Boundary Maps (June 28, 1978), as supplemented by the floodplain delineation maps that have been approved by the Kern County Water Agency or Kern County Public Works Department, to determine the location of the special flood hazard areas (Zone "A"). Revise the General Plan maps to reflect new information that may be reflected on any revised map.
- G. Establish a Hillside Development Program to govern development in areas of steep slopes. Only low intensity or clustered higher intensity residential development will be allowed in accordance with strict grading, siting, and design standards, coupled with overall density requirements. Development applications will not be accepted until the Hillside Development Ordinance has been adopted.
- H. Review and revise the County's existing grading ordinance to ensure that its standards minimize permitted topographic alteration.
- I. Review and revise the County's Noise Element, and update maps showing area in the County having noise levels exceeding 60 dBA (Ldn).
- J. Identify areas in which the Kern County Public Works Department or the Kern County Water Agency should initiate studies for flood hazard where studies have not previously been made and for which development by the Year 2000 can reasonably be projected.
- K. Cooperate with the Kern County Water Agency to classify lands in the County overlying groundwater according to groundwater quantity and quality limitations.



PUBLIC FACILITIES

PUBLIC FACILITIES

This chapter addresses Kern County's responsibility to provide adequate public services and facilities to its residents. Public services are defined as governmental services including police and fire protection, health care, recreation and education programs which the County provides, or for the provision of which the county gives support or encouragement. Public facilities are defined as the basic physical structures and infrastructure including roads, water distribution and storage systems, sewage collection and treatment facilities, and flood control and storm drainage systems.

ASSUMPTIONS: PUBLIC FACILITIES

As development occurs, the public will demand certain levels of public services. These levels may, however, vary from region to region within the County. Public funds available to provide such services can be anticipated to be significantly less than adequate to meet all public service needs. As a result, it can be anticipated that there will be an increase in the provision of public facilities through the use of private capital and user fees.

ISSUES: PUBLIC FACILITIES

The economical and efficient delivery of public services is one of the main purposes, and benefits, of effective land use planning. Kern County as a whole, as well as the numerous special districts, the incorporated cities, and the many school districts within the County, is faced with fiscal constraints and continuing inflationary trends. In some portions of the County, and for some countywide services, the costs of providing the services are exceeding traditional sources of revenue available to finance them. As a result, levels of service are reduced and public facilities deteriorate.

The new residential, industrial, and commercial land uses indicated on the General Plan map will demand the provision of public services and facilities. In several areas, major public service or facility deficiencies already exist. Projected growth will add to this problem and may create new problems in other areas as well.

GOAL: PUBLIC FACILITIES

Provide public services and facilities of adequate types and capacities to the residents and businesses of Kern County in an efficient and economical manner. Review proposals for new urban development and land use change in relation to required services. Promote a community-centered urban growth pattern in areas where adequate public service infrastructure exists or can be provided. Distribute the cost of new services or facilities equitably among the beneficiaries.

MAP PROVISIONS: PUBLIC FACILITIES

Parks and Recreation Areas (Map Code 3.1) - existing public and private recreation facilities and park areas - the purpose of this designation is to provide a wide variety of facilities to serve the many recreational interests of County residents.

Permitted uses shall include, but are not limited to, the following:

Primary: Public and private parks containing facilities for day use, hiking, camping, walking, picnicking, riding, and other recreational activities.

Compatible: Both public and private recreational facilities, such as golf courses and swimming and tennis clubs. More intense recreational development, such as amusement parks and large, indoor recreation complexes, will be classified as commercial.

Educational Facilities (Map Code 3.2) - existing public and private educational facilities.

Permitted uses include, but are not limited to, the following:

Primary: Public and private educational facilities of all levels, including higher education institutions.

Compatible: Some recreational facilities including neighborhood parks.

Other Facilities (Map Code 3.3) - existing facilities used for public or semi-public services.

Permitted uses include, but are not limited to, the following:

Primary: Airports, sewer farms and treatment plants, water spreading areas, government offices, libraries, police and fire stations, hospitals, churches, utility plants, pumping stations, and transmission lines.

Compatible: Oil and mineral exploration.

POLICIES: PUBLIC FACILITIES

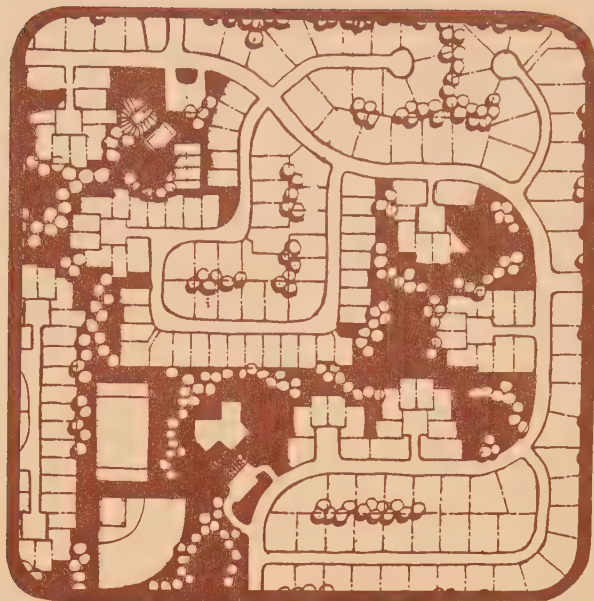
1. The efficient and cost-effective delivery of public services and facilities will be promoted by designating areas for urban development which occur within or adjacent to areas with adequate public service and facility capacity.
2. Master plans for sewer and water delivery systems will be prepared for areas undergoing rapid urban growth..
3. The installation of public sewage systems will be encouraged in existing communities which are experiencing repeated septic system failures.

4. New development will be required to pay its proportional share of the local costs of infrastructure improvements required to service such development as well as ongoing operating and maintenance costs. Infrastructure costs will be estimated on a dwelling unit equivalency basis and levied at the time of approval of the Final Map.
5. The County will encourage the development of a balanced and cost-effective transportation and circulation system by promoting higher density clustered uses in and around existing community centers, and by requiring compact development patterns. This will ensure that maximum efficiency and use are derived from investment in existing public facilities to minimize the future burden on local funding sources.
6. The provision of parks and recreational facilities of varying size, function and location to serve County residents will be encouraged. Special attention will be directed to providing linear parks along creeks, rivers, and streambeds in urban areas.
7. Developers of new residential subdivisions will be required to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities which directly serve the needs of the subdivision.
8. In evaluating a development application, Kern County will consider both its physical and fiscal impact on the local school district. If it is found that the district involved will, as a result, require additional facilities or incur costs requiring additional local revenues, the development project will be required as a condition of approval to contribute funds to the district for the costs directly attributable to the project.

IMPLEMENTATION: PUBLIC FACILITIES

- A. Prepare a Five-Year Capital Improvement Program (CIP) consistent with the General Plan, listing the necessary improvements to Kern County's public services and facilities in collaboration with key service providing agencies and the County Administrative Office as a first step towards the preparation of a long-term Public Services Plan for Kern County. This Plan would address the projected demand for public services throughout the County in comparison with projected revenues and identify long-term financial trends for the major public service providers. The CIP and Plan can assure compliance with the provisions of Government Code Sections 65401 and 65402, which require review of all capital facility decisions for consistency with the General Plan.
- B. Amend the County's EIR Guidelines to include consideration of fiscal impacts of development proposals, so that the character and extent of possible public service or facility deficiencies can be identified during the course of the normal project review process.

- C. Identify any major public service or facility problems or deficiencies during the normal subdivision and parcel map review and approval process, and thereby ensure that compliance is achieved with the provisions of Government Code Sections 66473.5, 66474, and 66479, which require that subdivision and parcel map approvals be consistent with the General Plan.
- D. Develop sewer and water master plans in areas where these services are lacking or deficient and in areas where urban development exists or is designated. Seek nonlocal sources of funding for implementing the capital improvement plans.
- E. Determine the local cost of facility and infrastructure improvements and expansion which are necessitated by new development of any type and prepare a schedule of charges to be levied on the developer at the time of approval of the Final Map.
- F. Revise and update the County's Circulation Element of the General Plan in a form consistent with the Land Use, Open Space, and Conservation Elements of the Year 2000 General Plan, as adopted, and the transportation implications therein. Review the countywide circulation system in terms of land-use and settlement patterns, considerations of energy consumption, and the fiscal implications of roadway maintenance.
- G. Develop a Public Services and Facilities Element for the Kern County General Plan. That element should incorporate the existing Park and Recreation Element so as to provide a complete set of principles, standards, and criteria for the provision of public facilities and infrastructure.
- H. Whenever possible, acquire future park sites prior to the urbanization or development of areas designated on the General Plan map in order to conserve park acquisition funds. These sites may be leased for agricultural or other appropriate uses until park development is required and programmed.
- I. Adopt an ordinance under the statutory authority of Government Code Section 66477, which enables local governments to require as a condition of subdivision or parcel map approval the dedication of land or a payment of fees for park and recreational purposes if the park and recreation facilities are consistent with the adopted provisions of the General Plan.
- J. Ensure that the Superintendent of Schools and the respective school boards are informed of development proposal and are afforded the opportunity of evaluating their potential effect on the physical capacity of school facilities and their fiscal impact on locally originating revenue requirements. Their reports on these impacts should be available in a timely fashion prior to final consideration and action by Kern County on a development application.



SPECIAL TREATMENT AREAS

SPECIAL TREATMENT AREAS

Within Kern County there are areas for which areawide or specific land use plans have been prepared and approved. There are also numerous small, rural settlements which the plan addresses as Rural Communities, for which treatment in a countywide general plan presents problems of scale and intensity. Other areas have been identified in the process of preparing the general plan which have, or have the potential for, a level of complexity beyond that appropriate for a general plan and for which the specific plan appears to be a more appropriate tool.

ASSUMPTIONS: SPECIAL TREATMENT AREAS

Localized issues, problems, and opportunities will continue to require specific, individualized treatment to ensure that solutions to problems or realization of opportunities is reflective of the needs of local residents. The size and complexity of Kern County forces a recognition of localized needs. Use of area and specific plans will continue as basic tools under State law for addressing local needs.

ISSUES: SPECIAL TREATMENT AREAS

Specific plans have been prepared in recent years for a number of locations in the County. It would appear to be undesirable and in many ways counter-productive to override decisions made through due process with a more generalized and less detailed general plan. There are also small rural communities located throughout the County which would be impractical to address at a general plan level of detail. The identity and character of these communities could easily be damaged by inappropriate treatment in a general plan. Finally, areas have been identified through analysis of data and by identification during public involvement in the plan preparation process which have the potential for intensified, yet localized, development in the future.

GOAL: SPECIAL TREATMENT AREAS

To recognize the validity of existing specific plan decisions and to identify areas for which similar detailed planning efforts should be undertaken in the future so as to best meet the needs and concerns of local residents.

MAP PROVISIONS: SPECIAL TREATMENT AREAS

Accepted County Plan Areas (Map Code 4.1) - a designation of areas for which specific land use plans have already been prepared and approved. These plans are accepted and incorporated by reference. Each plan area is indicated on the General Plan map. See Appendix B for details of Accepted County Plans.

Rural Community (Map Code 4.2) - a designation used to identify settlements in the County that have individual character which, in past plans have been broadly merged with the surrounding countryside. These settlements are recognized as unique communities, each with its own character, special advantages, and problems which should more appropriately be addressed at a specific plan level of detail. See Appendix C for details and maps of Rural Community plans.

Specific Plan Required (Map Code 4.3) - a designation used to identify areas in which large-scale projects are pending which will require detailed site specific planning. These areas will be subject to special review requirements which may include such criteria as performance standards which would supplement zoning. In situations where growth pressures, mixed land uses, and multiple ownerships exist, the designation will require that the County adopt a specific plan as a part of General Plan implementation. See Appendix D for details of specific plan required policies, plan development guidelines, and staff evaluation criteria.

POLICIES: SPECIAL TREATMENT AREAS

1. The land use patterns of the Accepted County Plans summarized in Appendix B will be recognized as having the same force and effect as those explicitly reflected in this general plan.
2. Rural communities are historically identifiable small-scale non-urban settlements located in outlying areas of the County which contain a mixture of residential and supportive commercial and other uses serving the community and surrounding rural population. The County will ensure that the unique character of these communities is preserved and enhanced by recognizing the scale, density, size, and composition of development as summarized in Appendix C.
3. The County will require the adoption of a specific plan prior to development approval in areas designated Specific Plan Required on the general plan maps. Until a specific plan is adopted, Specific Plan Required areas will have the following interim general plan land use designation:
 - (a) Where the entire area designated Specific Plan Required is under single surface rights ownership, the interim designation will be Resource Management, pending the owner's submission of an acceptable plan pursuant to stipulated guidelines found in Appendix D of this plan, and subsequent County adoption of a specific plan.
 - (b) In areas designated Specific Plan Required with more than one owner, the interim designations will reflect the existing zoning pattern until the County prepares and adopts a specific plan. The County may require plan proposals and other pertinent information from various property owners in the plan area to help formulate the specific plan. (Appendix D contains a summary of these areas; Appendix E contains a land use zoning consistency matrix to be used for interim plans.)

4. Specific plan guidelines shall be used to ensure adequate consideration of the general plan goals and policies governing development and resource management. (These guidelines are shown in Appendix D.)
5. A public service and facility component will be required to be included in specific plans. The public service and facility analysis shall include:
 - (a) A cost and revenue analysis and long-term plan for the provision of services;
 - (b) An infrastructure capital improvement plan specifying ongoing operating and maintenance costs and revenues; and
 - (c) A financing plan which assumes adequate funding for required capital improvement investments and for ongoing operating and maintenance costs.

IMPLEMENTATION: SPECIAL TREATMENT AREAS

- A. Zone the Accepted Plan Areas in a manner which is consistent with their equivalent general plan designation. (Appendix B contains the general plan designations of the respective Accepted County Plans.)
- B. Prepare a priority order of development of specific plans for areas designated on the general plan maps as Rural Community using the guidelines contained in Appendix D. Until specific plans have been prepared, the Rural Community Plan maps in Appendix C will constitute an interim specific plan. A proposed change in zoning not consistent with the interim plan will necessitate the preparation of a specific plan for the entire rural community.
- C. Once a specific plan has been adopted for a Rural Community, amend the maps in Appendix C to reflect the extent and density of component uses shown on the plan. Rezone the community in accordance with the specific plan.
- D. Zone areas designated Specific Plan Required which are under single ownership consistent with a Resource Management designation. Retain the existing zoning classifications in areas designated Specific Plan Required which are in multiple ownerships.
- E. Define a priority schedule for the preparation and adoption of specific plans for each of the areas designated Specific Plan Required which are in multiple ownerships.
- F. As each "Special Treatment Area, Specific Plan Required," (Map Code 4.3), has a specific plan adopted pursuant to Government Code Section 65500 et seq., the map provision shall be changed to Map Code 4.1, "Accepted County Plan Area." the "Specific Plan Maximum

Allowed Land Use" table in Appendix D shall be moved to Appendix B. A General Plan amendment would not be required, to comply with Government Code Section 65361, unless the maximum densities or the project boundary, as delineated on the adopted General Plan map, are changed. Other mandatory elements (i.e., circulation and housing) may require amendment pursuant to Government Code Sections 65300.5 and 65451.

- G. Portions of Accepted County Plan Areas (Map Code 4.1) classified as "Reserve" or "Undesignated" shall be designated as Resource Management (Map Code 8.5).



RESIDENTIAL

RESIDENTIAL

One objective of the General Plan is, first, to determine in which sections of the County opportunities and provisions for accommodating new residential development should be located; second, to decide how much land should be provided in each area and overall; third, to establish standards for the location of that development to protect the public safety and county interests; and fourth, to designate particular areas which appear suitable for new housing according to those standards.

ASSUMPTIONS: RESIDENTIAL

It has been assumed that the population of Kern County will continue to grow at its current 2% annual rate of increase over the next 20 years, with increments generated both by a continuing influx of new residents from outside the County and by the natural increase of the population in the area.

New residential development should be relatively hazard free and should not intrude on an economically important natural resource. It should also be reasonably capable of being provided with necessary services.

ISSUES: RESIDENTIAL

A major issue in recent years has been the increase of scattered urban development in the County. This low intensity residential development has made it difficult and expensive to provide necessary public schools, water, sewers, and public safety protection. There is a need to balance the need for new residential development against all the other land use requirements facing the County. This means linking the additional land to be made available for residential uses to the County's actual anticipated growth.

GOAL: RESIDENTIAL

To guide the development of new residential uses within the County so as to ensure that the supply of land designated for residential use is extensive enough to meet anticipated demand in each area by a comfortable margin, while also ensuring the provision of safe and amenable living environments, and the promotion of efficient and economical use of land.

MAP PROVISIONS: RESIDENTIAL

The General Plan maps distribute residential uses within Kern County according to the following eight density designations. Each density category indicates the maximum density permitted within the designation. The higher density designations are based on "net" site area, which excludes road rights-of-way; larger lot rural designations are expressed in terms of the total, "gross" site area, including rights-of-way and easements.

29 Dwelling Units (DUs)/Net Acre Maximum (Map Code 5.1) - Designed to allow high-density apartments and condominiums in proximity to and within walking distance of urban commercial centers, with a minimum of 1502 square feet of site area per unit, yielding a maximum of 29 units per net acre.

16 DUs/Net Acre Maximum (Map Code 5.2) - Primarily intended for small multiple-family structures, such as duplexes, triplexes, and mobile home parks which require a full array of urban services, with a minimum of 2722 square feet of site area per unit, and yielding a maximum of 16 units per net acre in conformance with PUD ordinance standards.

10 DUs/Net Acre Maximum (Map Code 5.3) - This category is designed to accommodate urban single-family development on lots with a minimum average size of 4,356 square feet (one-tenth of an acre), yielding a maximum of 10 units per net acre in conformance with PUD ordinance standards.

4 DUs/Net Acre Maximum (Map Code 5.4) - This category is designed to accommodate urban single family development on lots with a minimum average size of one-quarter net acre.

1 DU/Net Acre Maximum/Dwelling Unit (Map Code 5.5) - This constitutes a single-family designation with rural service needs in the valley and desert regions, while in the mountain region, residential uses of this density will require urban service provision.

2.5 Gross Acres/DU Maximum (Map Code 5.6) - A rural designation in all planning regions.

5.0 Gross Acres/DU Maximum (Map Code 5.7) - Designated in the rural areas surrounding urban and community centers, characterized by widely separated housing units lacking connections to public water and sewer infrastructure.

20+ Gross Areas/DU Maximum (Map Code 5.8) - Designated in the outlying, less densely settled areas, characterized primarily by part-time agricultural pursuits.

POLICIES: RESIDENTIAL

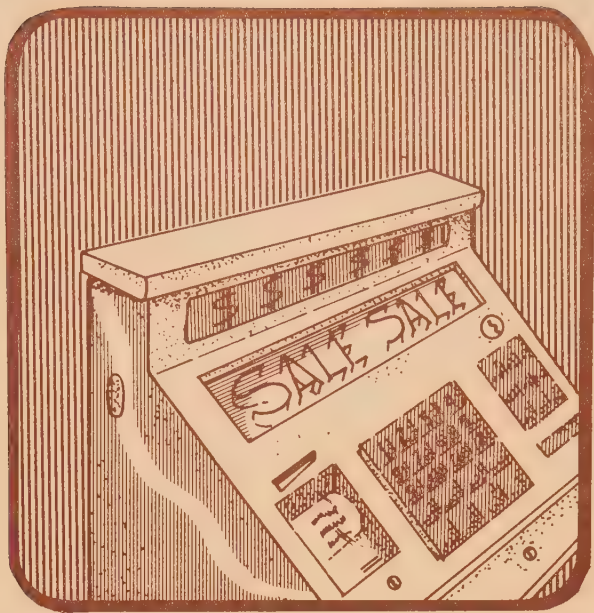
1. Residential development at urban densities will be permitted only in areas which are reasonably capable of receiving public services. A density bonus of up to 20 percent shall be allowed for residential development that provides complete public infrastructure improvements, including community water distribution and sewage collection and treatment systems. All land division activities shall reflect these concerns also.
2. The design and siting of new residential development will be required to meet specific standards to ensure compatibility with adjacent land uses.
3. Higher density residential uses will be encouraged in urban areas

near community commercial facilities, to realize optimal use of the land.

4. Varied approaches to residential development will be actively encouraged and given favorable consideration, in order to foster a variety of housing types and densities and a more efficient use of the land, while preserving the character of individual communities.
5. The County will encourage the clustering of development as a means of preserving open space.
6. The extent, type, and location of new residential development designated by the plan will be in accordance with the goals and objectives of the Countywide Housing Element.
7. The County will encourage development of a variety of housing types and price range.
8. Owners of the individual legal residential-zoned lots of record will, in any event, retain the right to develop a housing unit structure, regardless of the general plan designation, providing County development ordinance criteria are met.

IMPLEMENTATION: RESIDENTIAL

- A. Review existing development ordinances and, if necessary, adopt additional standards to ensure that the design and siting of new residential development is compatible with adjacent land uses.
- B. Amend the County's zoning maps and residential zoning district regulations to achieve consistency with the General Plan map and residential land use classifications.
- C. Adopt regulations to encourage innovative residential development; adopt a Planned Unit Development Ordinance to permit flexible design and siting standards (such as setbacks, yards, building relationships) and to promote clustering as a means of achieving more efficient housing construction and providing larger areas of usable common open space; and establish a system to award density bonuses in return for special design, infrastructure improvements, extra amenities, usable open space, or other developer efforts.
- D. Interpret the parcel size standards for each Residential designation as indicating average density requirements. Density averaging provides for development at the mean of the land-use density category in which a subdivision is proposed.
- E. The County Health Department shall place higher priority on the keeping and gathering of records showing the incidence of septic tank failures. Prepare and maintain a map (or maps) showing the location of each failure.



COMMERCIAL

COMMERCIAL

This chapter presents background information affecting the future development of commercial activity and the assumptions, issues, goals, policies, implementation needs, and map provisions for commercial uses in the County.

ASSUMPTIONS: COMMERCIAL

Employment in the service industries, including wholesale and retail trade, professional services, and health and social services, will continue to grow at a rate comparable to that which is presently occurring. This will continue in response to growth in the basic industries and increasing number of residents and visitors. Agriculture, mineral and petroleum production, and nonlocal government will continue to represent the basic industries in the County, whereas manufacturing will be a less significant and well-developed sector of the economy. Government employment will continue to be primarily represented by the military population stationed at Edwards Air Force Base near Mojave and at the China Lake Naval Weapons Center near Ridgecrest.

ISSUES: COMMERCIAL

Adequate land areas must be provided for future growth and development of commercial uses. These commercial services must be located so as to best serve the needs of new residential development as well as existing populations. New commercial areas should not create imbalances with commercial centers, existing cities, or unincorporated areas.

GOAL: COMMERCIAL

To ensure that an adequate and geographically balanced supply of land is designated for a range of commercial purposes, recognizing existing and future patterns of supply and demand, the dependence of commercial facilities on available capacity in public service infrastructure, and the other locational factors that contribute to the economic success of commercial activities, so as to strengthen the local economy and enhance the quality of life of County residents.

GENERAL PLAN MAP PROVISIONS: COMMERCIAL

The categories of commercial land use designated on the General Plan map are intended to achieve differentiation between commercial uses and activities according to scale, character, and market area. The three commercial land use designations used on the General Plan map are discussed below:

Major Commercial (Map Code 6.1)

Concentrated large-scale retail operations providing a broad range of goods

and services. Establishments in this category have a regional market area and receive a large number of customers.

Permitted uses shall include, but are not limited to, the following:

Primary: regional shopping centers, and major central business districts.

Compatible: general and highway commercial uses, multi-family residential.

General Commercial (Map Code 6.2) - Retail and service facilities of less intensity than regional centers providing a broad range of goods and services which serve the day-to-day needs of nearby residents.

Permitted uses shall include, but are not limited to, the following:

Primary: neighborhood shopping centers, convenience markets, restaurants, offices, wholesale business facilities.

Compatible: resort hotels and motels, hospitals, schools (including trade schools), churches, and commercially related light manufacturing or storage within fully enclosed facilities, multi-family residential.

Highway Commercial (Map Code 6.3)

Uses which provide services, amenities, and accommodations at key locations along major roadways to visitors and through traffic. Maximum building height not to exceed 50 feet.

Permitted uses shall include, but are not limited to, the following:

Primary: hotels, motels, restaurants, garages, service stations, and recreational vehicle facilities.

Compatible: uses permitted in the general commercial designation, except multi-family residential..

POLICIES: COMMERCIAL ACTIVITY

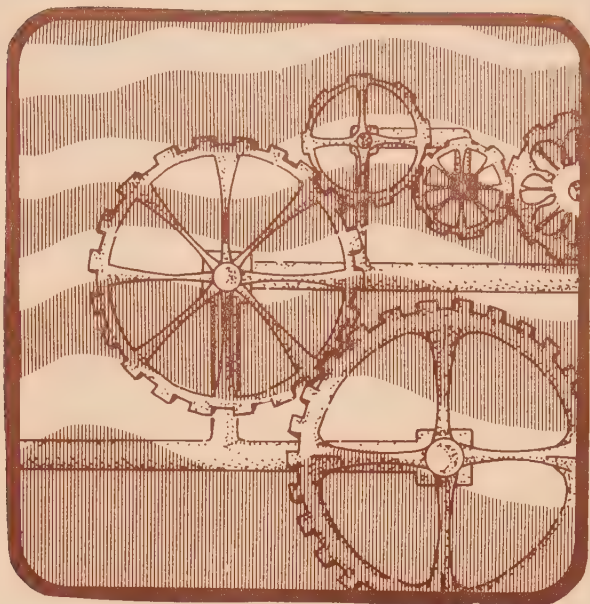
1. Kern County will promote a pattern of commercial activities that contribute to the economic and physical development of unincorporated communities as well as to the incorporated cities.
2. Future commercial uses will be encouraged where residential development exists or is occurring. Designations will not be made far in advance of actual current demand in isolated, remote, or rural areas.
3. Areas will be designated for tourism and commercial recreational uses in locations that are suitable and attractive for such purposes and are consistent with resource protection and environmental constraints.

4. The development of specialized clusters of related and mutually supportive commercial activities will be encouraged and supported in appropriate locations by means of Zoning Ordinance provisions, specific plans, etc.
5. Linear commercial development of shallow depth, lacking demonstrated demand, will be discouraged along streets or highways when it can be shown that it impairs the traffic-carrying functions of the highways, it detracts from the aesthetic enjoyment of the surroundings, or if it can be demonstrated that equally effective services can be provided in an alternative configuration.
6. Kern County will require commercial developments and uses to meet standards designed to ensure that they are compatible with adjacent uses, both visually and in terms of their operating characteristics.
7. General commercial uses of neighborhood scale may be allowed in areas designated for residential uses, provided that the Site Plan Review Procedure shows such uses to be appropriate and compatible with surrounding uses.

IMPLEMENTATION: COMMERCIAL

- A. Develop information and data on commercial land use and trends, employment, sales, and other economic indicators in the County. Monitor change in location of commercial land supply and demand. Identify opportunities and constraints for new commercial development.
- B. Develop demand estimates for commercial land relative to population patterns and the rate of commercial land absorption and development.
- C. Define a procedure for Site Plan Review to facilitate desirable new commercial development proposals consistent with General Plan policies, using criteria and guidelines on:
 - i. Locational suitability, with respect to market area demand.
 - ii. The provision of adequate ingress and egress, and the mitigation of traffic impacts.
 - iii. The provision of adequate water, sewer, and other public services to be used.
 - iv. The provision of adequate on-site nonpublic water supply and sewage disposal if no public systems are available or used.
 - v. Compatibility with adjacent uses (scale, noise, other nuisances, etc.) and methods for buffering.

- vi. Design, layout, and visual appearance within a coordinated commercial setting.
 - vii. Landscaping, setbacks, sign height and size, off-street parking and loading provisions, and other site improvements.
 - viii. Overall consistency with the General Plan.
- D. Review and amend the necessary commercial districts of the Zoning Ordinance to distinguish clearly between the different types of functions, intensities of activities, and locational and site requirements of the Commercial designations in the General Plan.



INDUSTRIAL

7

MAP PROVISIONS: INDUSTRIAL

The industrial land use designations are divided into four categories discussed below, based on the scale and nature of industrial operations which would be appropriate in each.

Light Industrial (Map Code 7.1) - Unobtrusive industrial activities that can locate in close proximity to residential and commercial uses with a minimum of environmental conflicts. These industries are characterized as labor-intensive and nonpolluting, and do not produce fumes, odors, noise, or vibrations detrimental to nearby properties.

Permitted uses shall include, but are not limited to, the following:

Primary: wholesale businesses, storage buildings and yards, warehouses, manufacturing, and assembling.

Compatible: all commercial uses, and agricultural activities including both intensive and extensive uses, and mineral and petroleum exploration and extraction.

Service Industrial (Map Code 7.2) - Commercial or industrial activities which involve outdoor storage or use of heavy equipment. Such uses produce significant air or noise pollution and are visually obtrusive.

Permitted uses shall include, but are not limited to, the following:

Primary: automobile and truck parking, storage and repair shops, freighting or trucking yards, bottling plants, breweries, welding shops, cleaning plants, and other manufacturing and processing activities.

Compatible: uses permitted by the Light Industrial designation, most commercial activities, and agricultural production, both intensive and extensive and extensive, and mineral and petroleum exploration and extraction.

Heavy Industrial (Map Code 7.3) - Large-scale industrial activity which is incompatible with other land uses, because of potential severe environmental impacts and/or high employee densities.

Permitted uses shall include, but are not limited to, the following:

Primary: manufacturing, assembling and processing activities, transportation facilities, material and equipment storage, sawmills, foundries, refineries, and petroleum product storage.

Compatible: most commercial uses, less intensive industrial uses, including agricultural industries, both intensive and extensive agricultural production, and mineral and petroleum exploration and extraction.

Agricultural Industries (Map 7.4) - a specialized category permitting the industrial activities specifically associated with agriculture.

Permitted uses shall include, but are not limited to, the following:

Primary: bulk storage, wineries, cotton gins, flour mills, packing plants, food processing and dehydration plants, tanneries, meat packing plants, and breweries.

Compatible: intensive and extensive agricultural use, and mineral and petroleum exploration and extraction.

POLICIES: INDUSTRIAL

1. Locations for future industrial activities will be designated in, or in proximity to, communities where existing infrastructure and service delivery systems with available capacity can be utilized efficiently, or where future capacity provisions can be assured.
2. Adequate areas for future industrial activities will be designated in or near communities where appropriate sites are identified.
3. Designations for future industrial development will not be made far in advance of apparent demand.
4. The land areas best suited for industrial activity by virtue of their location and other criteria will be protected from residential and other incompatible urban development.
5. Activities involving the processing of mineral or petroleum resources will be designated as industrial on the General Plan.

IMPLEMENTATION: INDUSTRIAL

- A. Develop information and data on industrial land use, trends, employment, and production. Monitor changes in location of industrial land supply and demand. Identify opportunities and constraints for new industrial development.
- B. Develop demand estimates for industrial land based on analysis of trends in industrial land absorption and development.
- C. Define a procedure for Site Plan Review to facilitate desirable new industrial development proposals consistent with General Plan policy, using criteria and guidelines on:
 - i. Locational suitability with respect to labor market factors, to avoid creating an imbalance between jobs and housing, or excess energy consumption related to commuting requirements.
 - ii. The provision of adequate access, ingress and egress facilities, and the mitigation of traffic impacts.
 - iii. The provision of adequate water, sewer, and other public services to be used.

- iv. The provision of adequate on-site, nonpublic water supply and sewage disposal if no public systems are available or used.
 - v. Compatibility with adjacent uses (scale, noise, emissions, or other nuisances, etc.) and methods for buffering.
 - vi. Design, layout, and visual appearance with an overall industrial setting.
 - vii. Landscaping, setbacks, signing, off-street parking and loading provisions, and other site improvements.
 - viii. Overall consistency with the General Plan.
- D. Amend the industrial districts of the Zoning Ordinance to distinguish clearly between the different types of functions, intensities of activities, locational and site requirements of the Light Industrial, Service Industrial, Heavy Industrial, and Agricultural Industries and Service provisions designated in the General Plan.
- E. Amend the permitted use sections of the Zoning Ordinance to limit the range of nonindustrial uses permitted in industrial districts so as to protect their integrity and their ability to achieve their economic functions. Agriculture and mineral and petroleum exploration and extraction, however, should be recognized specifically as permitted and consistent within vacant, industrial-zoned areas. Also amend the provisions of agricultural districts to restrict new nonagricultural industrial uses in areas best suited for agricultural use.
- F. Identify discrepancies, if any, between the location of industrially designated areas shown on the General Plan map and those reflected on Zoning District maps, and recommend rezoning actions consistent with the General Plan and the amended Zoning Ordinance.



RESOURCE

RESOURCE

Natural physical and environmental factors can play a major role in determining the resource use of land. From a positive standpoint, certain attributes represent opportunities or values which may be preserved for their own sake; potentially productive oil fields, mineral deposits, and agricultural areas or rangelands are examples of some resources of this type.

ASSUMPTIONS: RESOURCE

Agriculture has been, and will continue to be, vital to the economy of Kern County. The development of major water projects has greatly increased the amount of land in agricultural production during the last two decades. Similarly, mineral and petroleum resources are basic to Kern County's economy. Kern has the distinction of producing more oil than any other county in California. In addition, borax and cement production constitute major economic mineral resources. As new recovery technologies come into use, petroleum extraction should continue in economic importance. Current trends of increasing demand for borax and cement, as well as other minerals found in the County, are expected to continue. As long as new urbanization is restricted in areas that have important mineral and petroleum resources, the future production of these resources remains promising.

ISSUES: RESOURCE

Conflicts over the use of agricultural land frequently occur. As is the case for other urbanizing regions, the loss of valuable agricultural lands to urban development is a prime concern. A basic question that must be addressed is whether or not the unique resource of prime agricultural lands should be reserved for agriculture and urban growth directed to areas less suitable for agriculture.

Land division, even where actual development does not take place, can also adversely affect the County's agricultural resource base. This is particularly a problem in extensive agriculture areas, such as rangeland, where land values can be significantly increased beyond values based on agricultural productivity.

A similar issue arises when oil or other mineral extraction activities are located in close proximity to residential areas. In some areas, steam injection and other recovery methods are being proposed which would increase the production of oil fields. Incompatible uses located in close proximity to each other, and health and safety questions, are but a few of the potential conflicts that may occur.

GOAL: RESOURCE

To contain new development within an area large enough to meet generous

projections of foreseeable need, but in locations which will not impair the economic strength derived from the petroleum, agriculture, rangeland, or mineral resources, or diminish the other amenities which exist in the County.

MAP PROVISIONS: RESOURCE

Agricultural lands, rangelands, petroleum fields, and other resource areas are given a "Resource" use designation on the General Plan map. The minimum parcel size in a resource area varies according to the particular type of resource and function as follows:

Intensive Agriculture (Map Code 8.1) - areas devoted to the production of irrigated crops or having a potential for such use. Other agricultural uses, while not directly dependent on irrigation for production, may also be consistent with the intensive agriculture designation. Minimum parcel size is 20 acres gross.

Permitted uses shall include, but are not limited to, the following:

Primary: irrigated cropland, orchards, vineyards, horse ranches, raising of nursery stock ornamental flowers, and Christmas trees, fish farms, bee keeping, ranch and farm facilities, and related uses; one single-family dwelling unit.

Compatible: cattle feed yards, dairies, dry land farming, livestock grazing, water storage, groundwater recharge areas, mineral and petroleum exploration and extraction, hunting clubs, wildlife preserves, farm labor housing, public utility uses, and agricultural industries pursuant to provisions of the Kern County Zoning Ordinance.

Resource Reserve (Map Code 8.2) - areas of mixed natural resource characteristics, such as rangeland, woodland, and wildlife habitat which occur within an established county water district, minimum parcel size is 20 acres gross.

Permitted uses shall include, but are not limited to, the following:

Primary: livestock grazing, dry land farming, ranching facilities, wildlife and botanical preserves, and timber harvesting; one single-family dwelling unit.

Compatible: irrigated croplands, water storage or groundwater recharge areas, mineral and petroleum exploration and extraction, and recreational activities, such as gun clubs and guest ranches.

Extensive Agriculture (Map Code 8.3) - agricultural uses involving large amounts of land with relatively low value-per-acre yields, such as livestock grazing, dry land farming, and woodlands. Minimum parcel size is 80 acres gross, except lands not under Williamson Act contract, in which cases the minimum parcel size shall be 20 acres gross.

Permitted uses shall include, but are not limited to, the following:

Primary: livestock grazing, dry land farming, ranching facilities, wildlife and botanical preserves, and timber harvesting; one single-family dwelling unit.

Compatible: irrigated croplands, water storage or groundwater recharge areas, mineral and petroleum exploration and extraction, and recreational activities, such as gun clubs and guest ranches.

Mineral and Petroleum (Map Code 8.4) - areas which contain producing, or potentially productive, petroleum fields and mineral deposits. Uses are limited to activities directly associated with the resource extraction. Minimum parcel size is 5 acres gross.

Permitted uses shall include, but are not limited to, the following:

Primary: mineral and petroleum exploration and extraction.

Compatible: extensive and intensive agriculture, mineral and petroleum processing, (excluding petroleum refining), pipelines, power transmission facilities, communication facilities, equipment storage yards, borrow pits, dumps, oil disposal sites, night watchman or crew quarters, one single-family dwelling unit pursuant to Article 30, Kern County Zoning Ordinance.

Resource Management (Map Code 8.5) - primarily open space lands containing important resource values, such as wildlife habitat, scenic values, or watershed recharge areas. These areas may be characterized by physical constraints, or may constitute an important watershed recharge area or wildlife habitat, or may have value as a buffer between resource areas and urban areas. Undeveloped areas where population projections and development activity do not warrant development within the foreseeable future. Minimum parcel size is 20 acres gross.

Permitted uses shall include, but are not limited to, the following:

Primary: recreational activities, livestock grazing, dry land farming, ranching facilities, wildlife and botanical preserves, and timber harvesting; one single-family dwelling unit.

Compatible: irrigated croplands, water storage or groundwater recharge areas, mineral and petroleum exploration and extraction, and open space and recreational uses.

POLICIES: RESOURCE

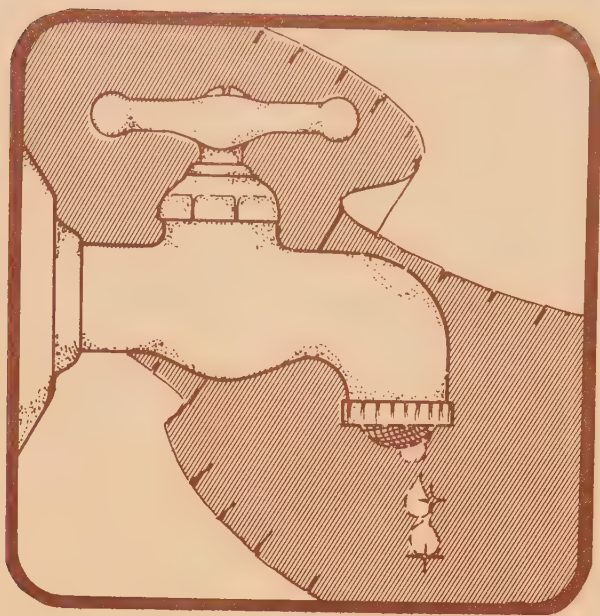
1. Areas designated agricultural use, which include Class I and II agricultural soils with surface delivery water systems will be protected against residential and commercial subdivision and development activities.
2. Areas identified by the Soil Conservation Service as having high rangesite value will be reserved for extensive agriculture uses, or as resource reserve if located within a county water district.

3. Appropriate resource uses of all types will be encouraged as desirable and consistent interim use in undeveloped portions of the County regardless of General Plan designation.
4. In areas with a Resource designation on the General Plan map, only industrial activities which directly and obviously relate to the exploration, production, and transportation of the particular resource will be considered to be consistent with this plan.
5. In accordance with the Surface Mining and Reclamation Act, new commercial and residential development will not be permitted in areas containing mineral deposits of regional or statewide significance, as defined by the State Board of Mines and Geology, and as designated Mineral and Petroleum on the General Plan map.
6. Development will be constrained, pending adoption of ordinances which establish conditions, criteria, and standards in areas containing valuable resources, in order to protect the access to and economic use of these resources.
7. Agriculture and other resource uses will be considered a compatible use in areas designated for Oil and Mineral Resource uses on the General Plan until such time as the oil activities become too intensive to enable other resource uses to continue.
8. Rivers and streams in the County are important visual and recreational resources and wildlife habitats. Areas of riparian vegetation along rivers and streams will therefore be preserved when feasible to do so.
9. The County will support programs and policies that provide tax and economic incentives to ensure the long-term retention of agriculture, timber, and other resource lands.
10. The County will maintain and enhance air quality for the health and well-being of County residents by encouraging land uses which promote air quality and good visibility.
11. Habitats of threatened or endangered species should be protected to the greatest extent possible.
12. Areas designated as Extensive Agriculture which are presently under Williamson Act Contracts will have a minimum parcel size of 80 acres until such time as a contract is cancelled, at which time the minimum parcel size will become 20 acres.
13. Encourage effective management of the groundwater resource for the long-term economic benefit of the County by any or all of the following: (a) artificial groundwater replenishment; (b) conjunctive use of surface water supplies and the groundwater supplies; (c) development of alternative local and imported surface water supplies; and (d) requiring permits for well construction, modification, or abandonment.

14. The County will encourage development of alternative energy sources by tailoring its zoning and subdivision ordinances and building standards to reflect Alternative Energy Guidelines published by the California State Energy Commission.

IMPLEMENTATION: RESOURCE

- A. Periodically update the General Plan's Resource Data maps with new information as it becomes available from the various data sources. Land use designations may be revised by amending the Plan to more appropriate uses at the time of the Annual Report to reflect more accurate data or information.
- B. Designate the riparian community abutting rivers and streams with an appropriate resource use (e.g. mineral and petroleum, agriculture, or rangeland) or resource management designation where feasible to do so.
- C. Encourage owners of agricultural land to enter into Land Conservation Act contracts with the County to ensure that the property remains in long-term agricultural use.
- D. Inventory timberlands in the County and establish their eligibility for Timber Preserve Zoning under the Forest Taxation Reform Act of 1976.
- E. Use the California Division of Mines and Geology's latest maps to locate mineral deposits in the County until the State Board of Mining and Geology has completed its mapping of "mineral deposits of regional or statewide importance," as required by the Surface Mining and Reclamation Act. Amendments to the Plan which allow uses other than mineral production may be permitted upon certification by a State of California certified geologist or mining engineer that significant mineral deposits are not present and that the proposed use would not hinder potential development of any adjacent mineral resources.
- F. Revise the current Zoning Ordinance and establish districts which clearly implement the General Plan's resource designations. Restrict the permitted and conditionally permitted uses within resource zoning districts to resource exploration, production, and transportation.
- G. The County should develop an Energy Element as an optional element of the Year 2000 General Plan program.



GENERAL PROVISIONS

GENERAL PROVISIONS

There is a continuing need to update and amend general plans. This plan is based upon analyses and assumptions concerning social, economic, and physical conditions, which information is subject to change and refinement. It will therefore be necessary to review the plan and update its supporting data in light of new conditions and information on a scheduled basis, possibly at annual intervals. For example, the plan is based upon population projections. It is possible that the projections used will not be achieved by Year 2000, and the plan could accommodate growth beyond this date. It is also possible that growth will occur faster and, therefore, the plan would need to be reevaluated at some point to determine the extent and location of additional land or if higher densities should be designated. Results of Federal or special census should be evaluated in this regard, and building permit applications for residential development should be monitored on an ongoing basis.

ASSUMPTIONS: GENERAL PROVISIONS

The plan is based upon the assumption that Kern County could have a population of about 600,000 in Year 2000. The Introduction chapter discusses this assumption in detail. Population projections used in the preparation of the Final Draft General Plan were based on several assumptions. These assumptions concerned the geographical distribution of growth within the County based on 1981 trends and variations in average lot sizes. Factors underlying these assumptions may be subject to change in the future. This change could affect the extent of urban and rural development within the County as portrayed by the General Plan maps.

It is assumed that the County will be prepared and able to accommodate the projected growth, while adhering to adopted policies that will define the locations where development should take place. Accomplishment of this will include resolution of such problems as water quality degradation, groundwater depletion, and securing sources of additional water supply. In some areas it also means resolving problems of liquid and solid waste disposal. Provision of adequate energy for new and existing development will also be necessary.

ISSUES: GENERAL PROVISIONS

A basic issue which the General Plan must address is how anticipated growth and development in the County will be accommodated over the next years. Related to this are economic considerations which may or may not be reflected in actual physical development. Land is often divided into smaller parcels in several sequences yet often is never developed for productive uses such as residences or businesses. In other cases, intensive development takes place on land not well-suited to such development, such as areas of natural hazards or areas having significant economic resources.

GOAL: GENERAL PROVISIONS

To ensure that the County can accommodate anticipated future growth and development while maintaining a safe and healthful environment and a prosperous economy by preserving valuable natural resources, guiding development away from hazardous areas, and making efficient use of public services.

MAP PROVISIONS

As part of the Year 2000 General Plan Program, data were compiled by staff indicating the location of the following characteristics within the County:

1. Nonjurisdictional Lands; Sources: Kern County Assessor's Office; Bureau of Land Management Master Title Plats.
2. Existing Land Use; Sources: Kern County Planning Department 1975 to 1981.
3. Existing Zoning; Sources: Kern County Planning Department 12.
4. Class I & II Soils with Surface Delivery Agricultural Water Systems; Sources: U.S. Department of Agriculture, Soil Conservation Service; Kern County Water Agency; U.S. Bureau of Reclamation; U.S. Geological Survey EROS Data Center.
5. Oil Fields; Sources: California Department of Conservation, Division of Oil and Gas; U.S. Geological Survey EROS Data Center.
6. Mineral Deposits; Sources: California Department of Conservation, Division of Mines and Geology; Duncan & Jones, Berkeley. California.
7. River Basin Rangesites; Sources: U.S. Department of Agriculture, Soil Conservation Service.
8. Class I, II, & III Soils; Sources: U.S. Department of Agriculture, Soil Conservation Service.
9. Alquist-Priolo Special Study Zones; Sources: California Department of Conservation, Division of Mines and Geology.
10. Recent Active Faults; Sources: Kern County Seismic Hazard Atlas, Kern County Planning Department.
11. Areas Subject to Landslides; Source: Kern County Seismic Hazard Atlas, Kern County Planning Department.
12. Areas of Shallow Groundwater; Source: Kern County Seismic Hazard Atlas, Kern County Planning Department; Kern County Water Agency.
13. Areas Subject to 100-Year Flood; Sources: U.S. Department of Housing and Urban Development, Federal Flood Insurance Program.

14. Areas with an Average Slope of 30% or Greater; Sources: Kern County Planning Department; U.S. Geological Survey 7 1/2-Minute series Topographic Quadrangle Maps.
15. Average Parcel Sizes; Sources: Kern County Assessor's Office; Kern County Planning Department, July, 1979.
16. Areas Served by Public Waste and Sewer Systems; Sources: Kern County Local Agency Formation Commission; Kern County Surveyor; Kern County Planning Department.
17. 1980 Census; Sources: U.S. Department of Commerce, Bureau of the Census; Kern County Planning Department.
18. Base Maps; Sources: U.S. Geological Survey 7 1/2-Minute Series Topographic Quadrangle Maps; U.S. Geological Survey 1:100,000 Cultural Map of Kern County (3 sheets).
19. Kern County Water District Boundary Maps; Sources: Kern County Surveyor.

POLICIES: GENERAL PROVISIONS

1. The County will administer the General Plan in conformance with State mandates, which include an annual Plan review, preparation of an annual report, and the administration of procedures to ensure that County actions are consistent with the policies and goals of the Plan.
2. Densities specified in the map provisions are maximums and may be reduced if it is determined that such reduction is warranted by conditions specifically applicable to the site, such as geological and flood hazards, shallow groundwater, steep slopes, and significant wildlife habitat or botanical community. However, densities may be increased under cluster-option programs and policies to be developed and adopted during the implementation phase of this general plan program.
3. Prior to issuance of any development or use permit, the County shall make the finding, based on information provided by California Environmental Quality Act (CEQA) documents, staff analysis, and the applicant, that adequate public or private services and resources are available to serve the proposed development. The developer shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of any project or reduction in size, density, or intensity otherwise indicated in the Plan's map provisions.
4. New development should pay its pro rata share of the local cost of expansions in services, facilities, and infrastructure which it generates and upon which it is dependent.

5. The distinctive characteristics of various communities in the County will be maintained by defining urban and rural development standards on a regional basis. For policy purposes, the County will be divided into three geographic regions, (as discussed in the Introduction chapter): Valley, Mountain, and Desert.

The intensity of land use which will require services and facilities appropriate to the region will vary among the three regions according to the following criteria:

- a. Within the Valley and Desert regions, new development sites within Urban Areas, as defined by County Ordinance Code Sections 5900, et seq., of less than one acre net lot size density shall be serviced by necessary and appropriate sewer and water systems.
 - b. Within the Mountain region, new development sites within Urban Areas of less than 2 1/2 acres gross lot size density shall be serviced by necessary and appropriate sewer and water systems.
6. For new development at the specified urban density, domestic water service shall be by an established water district or an existing mutual water company. If no district or mutual water company serves the site, the area must first be annexed to the appropriate system service area.

In the case of the lack of any district, one must be formed pursuant to Local Agency Formation Commission (LAFCO) guidelines, or a mutual water company must be established to serve the development.

7. Temporary septic tank/leach field systems with a dry sewer collection system will be required for a new urban density development if the site is not presently served with a sewage collection and treatment system.
8. Temporary community sewage treatment and disposal facilities with collection systems will be required for all large developments of 250 or more lots proposed in whole or in increments.
9. Should an urban area not be presently serviced by any sewage collection system, a timetable will be established in cooperation with the Regional Water Quality Control Board for siting and construction of necessary collection, treatment, and disposal facilities.
10. The County should establish a fee schedule applicable to all new urban density development for future construction or expansion of sewage collection systems.
11. Isolated existing lots of record in which the urban service criteria would cause unrealistic costs of construction to the property owner may be developed by rural service criteria by a finding of exemption from the urban service requirement policies listed above,

if approved by the County legislative body.

12. All methods of sewage disposal and water supply within the County jurisdiction planning area shall meet the requirements of the Kern County Health Department and the Regional Water Quality Control Board. The Health Department shall periodically review and modify, as necessary, its requirements for sewage disposal and water supply.
13. A compact urban development pattern contiguous to established communities will be maintained in order to avoid uneconomic investment by the public sector for excessive or premature extension of public facilities and services.
14. The compatibility of proposed land uses in terms of their noise environment will be considered when revising the General Plan, preparing Specific Plans, and evaluating development proposals.
15. The air quality implications of new development will be considered in approval of major developments or areawide land use designations. Special emphasis will be placed on maintaining air quality in the desert to enable effective military operations.
16. The County will promote the preservation of designated historic buildings and the protection of cultural resources which provide ties with the past and constitute a heritage value to residents and visitors.
17. The installation of public sewage systems will be encouraged both in areas of existing urban density which are served by septic systems and in existing communities which are experiencing repeated septic system failures.
18. The County will update and improve the Plan's data base to ensure that policies are accurately reflected on the Plan map and to provide an adequate and up-to-date data base for future General Plan Amendments.

IMPLEMENTATION: GENERAL PROVISIONS

- A. Establish systematic procedures for refining, updating, and maintaining the data base maps, texts, and statistics.
- B. Develop and maintain an accurate and up-to-date record system to monitor the extent and distribution of land, both developed and undeveloped, in each Planning Area by General Plan land use designations.
- C. Monitor population growth and its subsequent developmental effects, to identify the distribution of population increases, and the capabilities of governmental and public agencies to provide new development with adequate services and facilities in a fiscally acceptable manner.

- D. Review the provisions of Section 5900 of Part 5, Division 3, Chapter 2, of the Kern County Ordinance Code respecting the designation of Urban Areas to determine the need for possible revision of the geographic boundaries defined and the substantive regulations stipulated in relation to General Plan map and policy provisions.
- E. Develop a fiscal impact analysis and monitoring system to identify the cost of services, facilities, and infrastructure expansion which new development necessitates.
- F. Review and, where necessary, revise the County's Zoning and Subdivision Ordinances to reflect accurately, and to achieve consistency with, the General Plan. Determination of consistency with General Plan designations shall be in accordance with the matrix of Appendix E.
- G. Maintain the County's inventory of areas of potential cultural or archaeological significance.
- H. Prepare and distribute on an annual basis a report on the Status of the General Plan and the progress achieved in its application. Include in the report a review of the implementing actions proposed in the plan and the recommendations on those actions which should be included in the year's work program and budget, relative to potential resources. Include comments in the annual General Plan report on the current appropriateness of the plan's goals, policies and actions, and recommend specific sections for review, based on changing community conditions and needs.
- I. Review the County's land use and development ordinances for consistency with the General Plan. When inconsistencies are found to exist, revise the ordinance(s) as necessary to achieve consistency.
- J. In the interim period between plan adoption and completion of ordinance revisions, develop and institute an interim consistency review procedure to ensure that all zoning, subdivision and parcel map approvals, and building permits are consistent with the newly adopted General Plan.
- K. Modify the County's zoning ordinance and maps to achieve consistency with the General Plan. This will require additions to, or the revisions of, some of the zone districts to reflect the purposes of the General Plan's Resource designations.



APPENDICES

APPENDIX A

ACCEPTED COMMITMENTS

Accepted commitments are previous land development decisions which are recognized as "givens" on the General Plan map (Figure 3, Step V). Accepted commitments, as defined, conform to one or more of the following criteria:

1. Approved General Plan Amendments.
2. Adopted development guides for phased development projects.
3. Recent zone changes in urbanizing areas since 1976.
4. Zone changes adopted since 1976 pending approval of a final subdivision map.

APPENDIX B

ACCEPTED COUNTY PLAN AREAS

Map Code 4.1

Certain lands within the General Plan have areawide or specific land use plans already prepared and approved. These plans are accepted and incorporated by reference. Each plan area is indicated on the General Plan map. For specific detailed land use diagrams and applicable policies, refer to the adopted document and map of each plan on file.

The maximum allowed land use areas are listed in the following tables for each accepted areawide and specific plan depicted.

The provisions set forth in this General Plan text and accompanying maps shall apply, in the absence of different, more restrictive provisions, in any adopted specific or areawide plan document or applicable precise development plan.

TABLE OF ACCEPTED COUNTY PLAN AREA CHARTS GENERAL PLAN MAP CODE 4.1

<u>Project Name</u>	<u>Acres</u>	<u>Adopted</u>	<u>Page</u>
Bear Valley Springs	26,000	12/26/73	B-2
Blackwells Corner	235	8/12/74	B-3
Buttonwillow	2,682	3/20/75	B-4
Chevron Section 1	508	2/28/81	B-5
Cuddy Valley	2,425	10/11/72	B-6
Kelso Creek	30,720.5	1/2/73	B-7
Lost Hills	5,875	6/19/78	B-8
North Cummings	3,226	4/24/73	B-9
O'Neil Canyon	4,832.5	3/27/73	B-10
Pine Mountain Club	3,270	1/2/73	B-11
Ridgecrest Ranchos	638	6/2/80	B-12
Rosamond	21,660	6/29/81	B-13
Rosedale	13,905	11/4/80	B-14
Sand Canyon	28,280	11/22/76	B-15
South Lake	15,101.5	5/15/73	B-16
South of Inyokern	8,565	7/17/73	B-17
South of Mojave	9,302	6/18/73	B-18
Tract 4286	90	8/4/80	B-19
South of Willow Springs	1,920	7/2/73	B-20

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Bear Valley Springs

(PROJECT NAME)

Tehachapi area

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portions of T31S, R30E; T31S, R31E; T32S, R30E; T32S, R31E;
T32S, R32E, MDB&M

TOTAL PROJECT AREA: 26,000 ACRES ACREAGE

1. ~~NON-JURISDICTIONAL~~

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

230

85

125

5. RESIDENTIAL

RECOMMENDED
OF UNITS

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

1,478

211

6,952

2,780.8

1,473

2,780.8

917

2,780.8

556

2,780.8

139

2,780.8

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

25

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

5,470

5,950

TOTAL RECOMMENDED UNITS: 11,515 TOTAL ACREAGE: 26,000

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Blackwells Corner

(PROJECT NAME)

Buttonwillow area

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portion of N₂ of Section 6, T27S, R20E, MDB&M

TOTAL PROJECT AREA: 235 ACRES

ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

6

10

20

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

90

221

91

100

33

4

17

13

40

64

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

29

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

32

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 535 TOTAL ACREAGE: 235

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Buttonwillow (PROJECT NAME)	Buttonwillow area (GENERAL AREA)	
LEGAL DESCRIPTION (GENERAL):	Por. Secs. 10-12, all of Secs. 13 & 14, pors. of Secs. 15 & 22-24, T29S, R23E, MDB&M, and pors. of Secs. 7, 18 & 19, T29S, R24E, MDB&M	
TOTAL PROJECT AREA:	2,682	ACREAGE
1. NON-JURISDICTIONAL		
1.1 STATE AND FEDERAL LAND		
1.2 INCORPORATED CITIES		
3. PUBLIC FACILITIES		
3.1 PUBLIC AND PRIVATE RECREATION AREAS		35
3.2 EDUCATIONAL FACILITIES		13
3.3 OTHER FACILITIES		336
5. RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE		
5.2 MAXIMUM 16 UNITS/NET ACRE	585	45
5.3 MAXIMUM 10 UNITS/NET ACRE	99	92
5.4 MAXIMUM 4 UNITS/NET ACRE		
5.5 MINIMUM 1.25 GROSS ACRES/UNIT		
5.6 MINIMUM 2.50 GROSS ACRES/UNIT		
5.7 MINIMUM 5.00 GROSS ACRES/UNIT		
5.8 MINIMUM 20 GROSS ACRES/UNIT		
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)		
6. COMMERCIAL		
6.1 MAJOR COMMERCIAL		
6.2 GENERAL COMMERCIAL		16
6.3 HIGHWAY COMMERCIAL		
7. INDUSTRIAL		
7.1 LIGHT INDUSTRIAL		
7.2 SERVICE INDUSTRIAL		16
7.3 HEAVY INDUSTRIAL		
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE		94
8. RESOURCE		
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)	99	1,980
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)		
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)		
(MIN. 20-AC. OTHER)		
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)		
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)		

TOTAL RECOMMENDED UNITS: 783 TOTAL ACREAGE: 2,682

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVEL
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Chevron Section 1
(PROJECT NAME)

Oildale area
(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Section 1, T29S, R27E, MDB&M

TOTAL PROJECT AREA: <u>508</u>		ACRES	ACREAGE
1. NON-JURISDICTIONAL			
1.1 STATE AND FEDERAL LAND			
1.2 INCORPORATED CITIES			
3. PUBLIC FACILITIES			
3.1 PUBLIC AND PRIVATE RECREATION AREAS			<u>10</u>
3.2 EDUCATIONAL FACILITIES			<u>10</u>
3.3 OTHER FACILITIES			<u>7</u>
5. RESIDENTIAL	RECOMMENDED # OF UNITS		
5.1 MAXIMUM 29 UNITS/NET ACRE	<u>1,102</u>		<u>49</u>
5.2 MAXIMUM 16 UNITS/NET ACRE	<u>1,482</u>		<u>114</u>
5.3 MAXIMUM 10 UNITS/NET ACRE	<u>1,561</u>		<u>223</u>
5.4 MAXIMUM 4 UNITS/NET ACRE			
5.5 MINIMUM 1.25 GROSS ACRES/UNIT			
5.6 MINIMUM 2.50 GROSS ACRES/UNIT			
5.7 MINIMUM 5.00 GROSS ACRES/UNIT			
5.8 MINIMUM 20 GROSS ACRES/UNIT			
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)			
6. COMMERCIAL			
6.1 MAJOR COMMERCIAL			
6.2 GENERAL COMMERCIAL			<u>79</u>
6.3 HIGHWAY COMMERCIAL			
7. INDUSTRIAL			
7.1 LIGHT INDUSTRIAL			
7.2 SERVICE INDUSTRIAL			
7.3 HEAVY INDUSTRIAL			
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE			
8. RESOURCE			
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)			
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)			
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)			
	(MIN. 20-AC. OTHER)		
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)			<u>16</u>
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)			

TOTAL RECOMMENDED UNITS: 4,145 TOTAL ACREAGE: 508

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Cuddy Valley

Frazier Park area

(PROJECT NAME)

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Pors. of Sections 29-32, T9N, R20W, and Sec. 25, T9N, R21W,
SBB&M

TOTAL PROJECT AREA: 2,425 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
1.2 INCORPORATED CITIES

80

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
3.2 EDUCATIONAL FACILITIES
3.3 OTHER FACILITIES

91

20

13

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
5.2 MAXIMUM 16 UNITS/NET ACRE
5.3 MAXIMUM 10 UNITS/NET ACRE
5.4 MAXIMUM 4 UNITS/NET ACRE
5.5 MINIMUM 1.25 GROSS ACRES/UNIT
5.6 MINIMUM 2.50 GROSS ACRES/UNIT
5.7 MINIMUM 5.00 GROSS ACRES/UNIT
5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

259

312

13

37

125

265

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
6.2 GENERAL COMMERCIAL
6.3 HIGHWAY COMMERCIAL

9

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
7.2 SERVICE INDUSTRIAL
7.3 HEAVY INDUSTRIAL
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

47

9

5

940

739

105

TOTAL RECOMMENDED UNITS: 645 TOTAL ACREAGE: 2,425

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

<u>Kelso Creek</u>		<u>Lake Isabella area</u>	
<u>(PROJECT NAME)</u>		<u>(GENERAL AREA)</u>	
LEGAL DESCRIPTION (GENERAL): T27S, R35E, MDB&M, and Sections 1-12 of T23S, R35E, MDB&M			
TOTAL PROJECT AREA: <u>30,720.5</u>		ACRES	ACREAGE
1. NON-JURISDICTIONAL			
1.1 STATE AND FEDERAL LAND			<u>23,677</u>
1.2 INCORPORATED CITIES			
3. PUBLIC FACILITIES			
3.1 PUBLIC AND PRIVATE RECREATION AREAS			<u>2.5</u>
3.2 EDUCATIONAL FACILITIES			<u>10</u>
3.3 OTHER FACILITIES			
5. RESIDENTIAL		RECOMMENDED	
		# OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE			
5.2 MAXIMUM 16 UNITS/NET ACRE			
5.3 MAXIMUM 10 UNITS/NET ACRE			
5.4 MAXIMUM 4 UNITS/NET ACRE			
5.5 MINIMUM 1.25 GROSS ACRES/UNIT			
5.6 MINIMUM 2.50 GROSS ACRES/UNIT		<u>1,463</u>	<u>4,436</u>
5.7 MINIMUM 5.00 GROSS ACRES/UNIT		<u>400</u>	<u>2,000</u>
5.8 MINIMUM 20 GROSS ACRES/UNIT			
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)			
6. COMMERCIAL			
6.1 MAJOR COMMERCIAL			
6.2 GENERAL COMMERCIAL			
6.3 HIGHWAY COMMERCIAL			
7. INDUSTRIAL			
7.1 LIGHT INDUSTRIAL			
7.2 SERVICE INDUSTRIAL			
7.3 HEAVY INDUSTRIAL			
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE			
8. RESOURCE			
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)			
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)			
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)			
		(MIN. 20-AC. OTHER)	
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)			<u>40</u>
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)		<u>27</u>	<u>555</u>

TOTAL RECOMMENDED UNITS: 1,890 TOTAL ACREAGE: 30,720.5

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

GENERAL PLAN

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<u>Lost Hills</u> (PROJECT NAME)	<u>Lost Hills area</u> (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL):	Secs. 34-36 and E $\frac{1}{2}$ of Sec. 33, T26S, R21E; E $\frac{1}{2}$ Sec. 4 and all of Secs. 1-3, T27S, R21E; Sec. 31, T26S, R22E; and Sec. 6, T27S, R22E, MDB&M
TOTAL PROJECT AREA: <u>5,875</u> ACRES	ACREAGE
1. NON-JURISDICTIONAL	
1.1 STATE AND FEDERAL LAND	<u>300</u>
1.2 INCORPORATED CITIES	<u> </u>
3. PUBLIC FACILITIES	
3.1 PUBLIC AND PRIVATE RECREATION AREAS	<u>145</u>
3.2 EDUCATIONAL FACILITIES	<u>43</u>
3.3 OTHER FACILITIES	<u>145</u>
5. RESIDENTIAL	
5.1 MAXIMUM 29 UNITS/NET ACRE	<u>652</u> <u>29</u>
5.2 MAXIMUM 16 UNITS/NET ACRE	<u>208</u> <u>16</u>
5.3 MAXIMUM 10 UNITS/NET ACRE	<u>1,953</u> <u>279</u>
5.4 MAXIMUM 4 UNITS/NET ACRE	<u> </u>
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	<u> </u>
5.6 MINIMUM 2.50 GROSS ACRES/UNIT	<u> </u>
5.7 MINIMUM 5.00 GROSS ACRES/UNIT	<u> </u>
5.8 MINIMUM 20 GROSS ACRES/UNIT	<u> </u>
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)	
6. COMMERCIAL	
6.1 MAJOR COMMERCIAL	<u> </u>
6.2 GENERAL COMMERCIAL	<u>30</u>
6.3 HIGHWAY COMMERCIAL	<u>220</u>
7. INDUSTRIAL	
7.1 LIGHT INDUSTRIAL	<u> </u>
7.2 SERVICE INDUSTRIAL	<u>258</u>
7.3 HEAVY INDUSTRIAL	<u> </u>
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE	<u> </u>
8. RESOURCE	
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)	<u>13</u> <u>4,160</u>
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)	<u> </u>
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)	<u> </u>
(MIN. 20-AC. OTHER)	<u> </u>
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)	<u> </u>
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)	<u>12</u> <u>250</u>

TOTAL RECOMMENDED UNITS: 2,838 TOTAL ACREAGE: 5,875

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

North Cummings

(PROJECT NAME)

Tehachapi area

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Por. of T32S, R31E and R32E, MDB&M

TOTAL PROJECT AREA: 3,226 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

264

800

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

5

1,746

680

TOTAL RECOMMENDED UNITS: 269 TOTAL ACREAGE: 3,226

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

O'Neil Canyon

Frazier Park area

(PROJECT NAME)

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Pors. of Secs. 15-22 and 27-30, T9N, R19W, SBB&M

TOTAL PROJECT AREA:		4,832.5	ACRES	ACREAGE
1.	NON-JURISDICTIONAL			
1.1	STATE AND FEDERAL LAND			2,240
1.2	INCORPORATED CITIES			
3.	PUBLIC FACILITIES			
3.1	PUBLIC AND PRIVATE RECREATION AREAS			40.5
3.2	EDUCATIONAL FACILITIES			10
3.3	OTHER FACILITIES			
5.	RESIDENTIAL			
5.1	MAXIMUM 29 UNITS/NET ACRE			
5.2	MAXIMUM 16 UNITS/NET ACRE			
5.3	MAXIMUM 10 UNITS/NET ACRE			180
5.4	MAXIMUM 4 UNITS/NET ACRE			
5.5	MINIMUM 1.25 GROSS ACRES/UNIT			
5.6	MINIMUM 2.50 GROSS ACRES/UNIT			
5.7	MINIMUM 5.00 GROSS ACRES/UNIT			
5.8	MINIMUM 20 GROSS ACRES/UNIT			
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)				
6.	COMMERCIAL			
6.1	MAJOR COMMERCIAL			
6.2	GENERAL COMMERCIAL			
6.3	HIGHWAY COMMERCIAL			60
7.	INDUSTRIAL			
7.1	LIGHT INDUSTRIAL			
7.2	SERVICE INDUSTRIAL			25
7.3	HEAVY INDUSTRIAL			
7.4	AGRICULTURAL INDUSTRIAL AND SERVICE			
8.	RESOURCE			
8.1	INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)			
8.2	RESOURCE RESERVE (MIN. 20-AC. PARCEL)			
8.3	EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)			2,277
	(MIN. 20-AC. OTHER)			
8.4	MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)			
8.5	RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)			

TOTAL RECOMMENDED UNITS: 1,260 TOTAL ACREAGE: 4,832.5

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<u>Pine Mountain Club</u> (PROJECT NAME)	<u>Frazier Park area</u> (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Portions of Sections 17-21, 29, 30 of T9N, R21W, and portions of Sections 13, 24 & 25, T9N, R22W, SBB&M	
TOTAL PROJECT AREA: <u>3,270</u>	ACRES ACREAGE
1. NON-JURISDICTIONAL	
1.1 STATE AND FEDERAL LAND	
1.2 INCORPORATED CITIES	
3. PUBLIC FACILITIES	
3.1 PUBLIC AND PRIVATE RECREATION AREAS	8
3.2 EDUCATIONAL FACILITIES	12
3.3 OTHER FACILITIES	
5. RESIDENTIAL	
5.1 MAXIMUM 29 UNITS/NET ACRE	450
5.2 MAXIMUM 16 UNITS/NET ACRE	
5.3 MAXIMUM 10 UNITS/NET ACRE	
5.4 MAXIMUM 4 UNITS/NET ACRE	2,537
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	
5.6 MINIMUM 2.50 GROSS ACRES/UNIT	
5.7 MINIMUM 5.00 GROSS ACRES/UNIT	
5.8 MINIMUM 20 GROSS ACRES/UNIT	
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)	
6. COMMERCIAL	
6.1 MAJOR COMMERCIAL	
6.2 GENERAL COMMERCIAL	11
6.3 HIGHWAY COMMERCIAL	
7. INDUSTRIAL	
7.1 LIGHT INDUSTRIAL	
7.2 SERVICE INDUSTRIAL	
7.3 HEAVY INDUSTRIAL	
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE	
8. RESOURCE	
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)	
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)	
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)	
(MIN. 20-AC. OTHER)	
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)	
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)	2,204

TOTAL RECOMMENDED UNITS: 2,987 TOTAL ACREAGE: 3,270

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Ridgecrest Ranchos Ridgecrest area
(PROJECT NAME) (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Section 6, T27S, R40E, MDB&M

TOTAL PROJECT AREA: <u>638</u> ACRES		ACREAGE
1. NON-JURISDICTIONAL		
1.1 STATE AND FEDERAL LAND		<u>312.5</u>
1.2 INCORPORATED CITIES		<u> </u>
3. PUBLIC FACILITIES		
3.1 PUBLIC AND PRIVATE RECREATION AREAS		<u> </u>
3.2 EDUCATIONAL FACILITIES		<u> </u>
3.3 OTHER FACILITIES		<u> </u>
5. RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE	<u> </u>	<u> </u>
5.2 MAXIMUM 16 UNITS/NET ACRE	<u> </u>	<u> </u>
5.3 MAXIMUM 10 UNITS/NET ACRE	<u> </u>	<u> </u>
5.4 MAXIMUM 4 UNITS/NET ACRE	<u> </u>	<u> </u>
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	<u>172</u>	<u>325.5</u>
5.6 MINIMUM 2.50 GROSS ACRES/UNIT	<u> </u>	<u> </u>
5.7 MINIMUM 5.00 GROSS ACRES/UNIT	<u> </u>	<u> </u>
5.8 MINIMUM 20 GROSS ACRES/UNIT	<u> </u>	<u> </u>
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)		
6. COMMERCIAL		
6.1 MAJOR COMMERCIAL		<u> </u>
6.2 GENERAL COMMERCIAL		<u> </u>
6.3 HIGHWAY COMMERCIAL		<u> </u>
7. INDUSTRIAL		
7.1 LIGHT INDUSTRIAL		<u> </u>
7.2 SERVICE INDUSTRIAL		<u> </u>
7.3 HEAVY INDUSTRIAL		<u> </u>
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE		<u> </u>
8. RESOURCE		
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)	<u> </u>	<u> </u>
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)	<u> </u>	<u> </u>
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)	<u> </u>	<u> </u>
	(MIN. 20-AC. OTHER)	<u> </u>
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)	<u> </u>	<u> </u>
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)	<u> </u>	<u> </u>

TOTAL RECOMMENDED UNITS: 172 TOTAL ACREAGE: 638

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION

71 00 4 006

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

<u>Rosamond</u>		<u>Rosamond area</u>
(PROJECT NAME)		(GENERAL AREA)
LEGAL DESCRIPTION (GENERAL):	E $\frac{1}{2}$ Secs. 3, 10, 15, 22, 27 & 34 and all of Secs. 1, 2, 11-14, 23-26, 35 & 36 of T9N, R13W; W $\frac{1}{2}$ Secs. 3, 10, 15, 22, 27, & 34 and all of Secs. 4-9, 16-21, 28-33 of T9N, R12W, SBB&M	
TOTAL PROJECT AREA: <u>21,660</u>	ACRES	ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

940

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

315

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

**RECOMMENDED
OF UNITS**

4,940

6,370

4,950

4,961

380

910

1,980

15,035

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

230

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

850

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

560

340

120

TOTAL RECOMMENDED UNITS: 21,221 TOTAL ACREAGE: 21,660

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

GENERAL PLAN
SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Rosedale Urban Area General Plan
(PROJECT NAME)

Rosedale-Fruitvale area
(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Pors. of T28, T29 & T30S, R25, R26 & R27E, MDB&M

TOTAL PROJECT AREA: <u>13,905</u> ACRES		ACREAGE
1. NON-JURISDICTIONAL		
1.1 STATE AND FEDERAL LAND		
1.2 INCORPORATED CITIES		
3. PUBLIC FACILITIES		
3.1 PUBLIC AND PRIVATE RECREATION AREAS		204
3.2 EDUCATIONAL FACILITIES		121
3.3 OTHER FACILITIES		1,065
5. RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE		
5.2 MAXIMUM 16 UNITS/NET ACRE	6,240	480
5.3 MAXIMUM 10 UNITS/NET ACRE	20,090	2,870
5.4 MAXIMUM 4 UNITS/NET ACRE	5,150	2,060
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	609	1,150
5.6 MINIMUM 2.50 GROSS ACRES/UNIT		
5.7 MINIMUM 5.00 GROSS ACRES/UNIT	98	490
5.8 MINIMUM 20 GROSS ACRES/UNIT		
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)		
6. COMMERCIAL		
6.1 MAJOR COMMERCIAL		290
6.2 GENERAL COMMERCIAL		205
6.3 HIGHWAY COMMERCIAL		
7. INDUSTRIAL		
7.1 LIGHT INDUSTRIAL		50
7.2 SERVICE INDUSTRIAL		730
7.3 HEAVY INDUSTRIAL		2,800
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE		100
8. RESOURCE		
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)		1,020
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)		
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)		
(MIN. 20-AC. OTHER)		
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)		
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)		270

TOTAL RECOMMENDED UNITS: 32,187 TOTAL ACREAGE: 13,905

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<u>Sand Canyon</u>		<u>Tehachapi area</u>	
<u>(PROJECT NAME)</u>		<u>(GENERAL AREA)</u>	
LEGAL DESCRIPTION (GENERAL): Secs. 19-36, T31S, R34E, and Secs. 1-12, 13, 14, 15, 23-28, and pors. of Secs. 34, 35 & 36, T32S, R34E, MDB&M			
TOTAL PROJECT AREA: <u>28,280</u>		ACRES	ACREAGE
1. NON-JURISDICTIONAL			
1.1 STATE AND FEDERAL LAND			<u>2,360</u>
1.2 INCORPORATED CITIES			
3. PUBLIC FACILITIES			
3.1 PUBLIC AND PRIVATE RECREATION AREAS			<u>3,720</u>
3.2 EDUCATIONAL FACILITIES			
3.3 OTHER FACILITIES			
5. RESIDENTIAL		RECOMMENDED # OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE			
5.2 MAXIMUM 16 UNITS/NET ACRE			
5.3 MAXIMUM 10 UNITS/NET ACRE			
5.4 MAXIMUM 4 UNITS/NET ACRE			
5.5 MINIMUM 1.25 GROSS ACRES/UNIT			
5.6 MINIMUM 2.50 GROSS ACRES/UNIT		<u>1,065</u>	<u>3,230</u>
5.7 MINIMUM 5.00 GROSS ACRES/UNIT			
5.8 MINIMUM 20 GROSS ACRES/UNIT		<u>70</u>	<u>1,400</u>
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)			
6. COMMERCIAL			
6.1 MAJOR COMMERCIAL			
6.2 GENERAL COMMERCIAL			<u>70</u>
6.3 HIGHWAY COMMERCIAL			
7. INDUSTRIAL			
7.1 LIGHT INDUSTRIAL			
7.2 SERVICE INDUSTRIAL			
7.3 HEAVY INDUSTRIAL			
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE			
8. RESOURCE			
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)			
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)			
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)			
		(MIN. 20-AC. OTHER)	
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)			
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)			<u>17,500</u>

TOTAL RECOMMENDED UNITS: 1,135 TOTAL ACREAGE: 28,280

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<u>South Lake</u> (PROJECT NAME)	<u>Lake Isabella area</u> (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Secs. 22-27, 34-36, T26S, R33E; Secs. 1-3, 10-12, T27S, R33E; Secs. 19-21, 27-34, and pors. of Secs. 15, 22, 23	
TOTAL PROJECT AREA: <u>15,101.5</u> ACRES	& 26, T26S, R34E, MDB&M ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

1,350	60
18,165	2,595
9,145	3,658
117	356

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

1,567
6,153

TOTAL RECOMMENDED UNITS: 28,777 TOTAL ACREAGE: 15,101.5

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

42 00 4 006

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

South of Inyokern (PROJECT NAME)		Inyokern area (GENERAL AREA)	
LEGAL DESCRIPTION (GENERAL): Secs. 1, 12, 13 & E½ of Secs. 2, 11 & 14, T27S, R38E; and all Secs. 4-9 and 16-18 of T27S, R39E, MDB&M			
TOTAL PROJECT AREA: <u>8,565</u>		ACRES	ACREAGE
1. NON-JURISDICTIONAL			
1.1 STATE AND FEDERAL LAND			<u>1,200</u>
1.2 INCORPORATED CITIES			<u> </u>
3. PUBLIC FACILITIES			
3.1 PUBLIC AND PRIVATE RECREATION AREAS			<u> </u>
3.2 EDUCATIONAL FACILITIES			<u> </u>
3.3 OTHER FACILITIES			<u> </u>
5. RESIDENTIAL		RECOMMENDED # OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE		<u> </u>	<u> </u>
5.2 MAXIMUM 16 UNITS/NET ACRE		<u> </u>	<u> </u>
5.3 MAXIMUM 10 UNITS/NET ACRE		<u> </u>	<u> </u>
5.4 MAXIMUM 4 UNITS/NET ACRE		<u> </u>	<u> </u>
5.5 MINIMUM 1.25 GROSS ACRES/UNIT		<u> </u>	<u> </u>
5.6 MINIMUM 2.50 GROSS ACRES/UNIT		<u>2,171</u>	<u>6,580</u>
5.7 MINIMUM 5.00 GROSS ACRES/UNIT		<u> </u>	<u> </u>
5.8 MINIMUM 20 GROSS ACRES/UNIT		<u> </u>	<u> </u>
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)			
6. COMMERCIAL			
6.1 MAJOR COMMERCIAL			<u> </u>
6.2 GENERAL COMMERCIAL			<u> </u>
6.3 HIGHWAY COMMERCIAL			<u> </u>
7. INDUSTRIAL			
7.1 LIGHT INDUSTRIAL			<u> </u>
7.2 SERVICE INDUSTRIAL			<u> </u>
7.3 HEAVY INDUSTRIAL			<u> </u>
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE			<u> </u>
8. RESOURCE			
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)	<u> </u>		<u> </u>
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)	<u> </u>		<u> </u>
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)	<u> </u>		<u> </u>
(MIN. 20-AC. OTHER)	<u> </u>		<u> </u>
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)	<u> </u>		<u> </u>
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)	<u> </u>		<u>785</u>

TOTAL RECOMMENDED UNITS: 2,171 TOTAL ACREAGE: 8,565

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

South of Mojave (PROJECT NAME)	Mojave area (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Secs. 25, 26, 35 & 36, T11N, R13W; Secs. 1, 2 & por. of 13, T10N, R13W; pors. Secs. 28 & 33 and all of Secs. 29-32, T11N, R12W; Secs. 5-7 & por. Secs. 4 & 8, T10N, R12W, SBB&M	
TOTAL PROJECT AREA: 9,302	ACREAGE
1. NON-JURISDICTIONAL	
1.1 STATE AND FEDERAL LAND	280
1.2 INCORPORATED CITIES	
3. PUBLIC FACILITIES	
3.1 PUBLIC AND PRIVATE RECREATION AREAS	
3.2 EDUCATIONAL FACILITIES	
3.3 OTHER FACILITIES	
5. RESIDENTIAL	RECOMMENDED # OF UNITS
5.1 MAXIMUM 29 UNITS/NET ACRE	
5.2 MAXIMUM 16 UNITS/NET ACRE	
5.3 MAXIMUM 10 UNITS/NET ACRE	1,225
5.4 MAXIMUM 4 UNITS/NET ACRE	
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	
5.6 MINIMUM 2.50 GROSS ACRES/UNIT	2,356
5.7 MINIMUM 5.00 GROSS ACRES/UNIT	
5.8 MINIMUM 20 GROSS ACRES/UNIT	
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)	
6. COMMERCIAL	
6.1 MAJOR COMMERCIAL	
6.2 GENERAL COMMERCIAL	
6.3 HIGHWAY COMMERCIAL	82
7. INDUSTRIAL	
7.1 LIGHT INDUSTRIAL	
7.2 SERVICE INDUSTRIAL	
7.3 HEAVY INDUSTRIAL	
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE	
8. RESOURCE	
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)	
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)	
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)	
(MIN. 20-AC. OTHER)	
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)	1,500
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)	125

TOTAL RECOMMENDED UNITS: 3,581 TOTAL ACREAGE: 9,302

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

196 00 4 006

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

Tract 4286

Tehachapi area

(PROJECT NAME)

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portions of Section 31, T12N, R16W, SBB&M

TOTAL PROJECT AREA: 90 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

225

90

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 225 TOTAL ACREAGE: 90

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<u>Willow Springs</u> (PROJECT NAME)	<u>Willow Springs area</u> (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Pors. of Secs. 20-22, 27 & 29 and all of Sec. 28, T9N, R14W, SBB&M	
TOTAL PROJECT AREA: <u>1,920</u>	ACRES
ACREAGE	
1. NON-JURISDICTIONAL	
1.1 STATE AND FEDERAL LAND	_____
1.2 INCORPORATED CITIES	_____
3. PUBLIC FACILITIES	
3.1 PUBLIC AND PRIVATE RECREATION AREAS	_____
3.2 EDUCATIONAL FACILITIES	_____
3.3 OTHER FACILITIES	_____
5. RESIDENTIAL	
5.1 MAXIMUM 29 UNITS/NET ACRE	_____
5.2 MAXIMUM 16 UNITS/NET ACRE	_____
5.3 MAXIMUM 10 UNITS/NET ACRE	_____
5.4 MAXIMUM 4 UNITS/NET ACRE	_____
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	_____
5.6 MINIMUM 2.50 GROSS ACRES/UNIT	<u>620</u>
5.7 MINIMUM 5.00 GROSS ACRES/UNIT	_____
5.8 MINIMUM 20 GROSS ACRES/UNIT	_____
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)	
6. COMMERCIAL	
6.1 MAJOR COMMERCIAL	_____
6.2 GENERAL COMMERCIAL	_____
6.3 HIGHWAY COMMERCIAL	_____
7. INDUSTRIAL	
7.1 LIGHT INDUSTRIAL	_____
7.2 SERVICE INDUSTRIAL	_____
7.3 HEAVY INDUSTRIAL	_____
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE	_____
8. RESOURCE	
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)	_____
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)	_____
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)	_____
(MIN. 20-AC. OTHER)	_____
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)	_____
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)	<u>40</u>

TOTAL RECOMMENDED UNITS: 620 TOTAL ACREAGE: 1,920

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

APPENDIX C

RURAL COMMUNITY DEVELOPMENT GUIDELINES AND REQUIREMENTS

Map Code 4.2

Recognition of any rural community should include basic principles which reflect that the existing land use is unique relative to surrounding uses. A rural community is limited in expansion potential because of those surrounding uses, which are usually of a resource nature. Yet it is capable of providing facilities and services necessary to sustain a neighborhood and create an aesthetic environment conducive to county wide goals. For purposes of the General Plan, a rural community shall be considered in settlements with a population of less than 800 persons.

The provisions set forth in this General Plan text and accompanying maps shall apply, in the absence of different, more restrictive provisions, in any subsequently adopted specific plan or precise development plan within the Rural Community area.

LAND USE GUIDELINES - RESIDENTIAL

1. Housing density should not exceed 16 d.u./net acre
2. Ultimate minimum lot sizes shall be subject to approval by the Kern County Health Department and the Regional Water Quality Control Board (RWQCB) where individual sewage disposal systems are proposed.
3. Mobile homes should be sited in a manner which is compatible with adjacent structures.
4. Overall residential density patterns shall be guided by consideration of: land capability, provision of adequate circulation to accommodate local traffic, the provision of adequate service facilities, and environmental limitations.
5. Use of energy conservation techniques, methods, and materials are to be encouraged.
6. The County should develop programs to stimulate remodeling, landscaping, and rehabilitation of decaying dwellings within the community.
7. Access should be from local streets. Access from major and secondary thoroughfares should be considered only when special design features (alleys, frontage roads, etc.) make this approach feasible.

8. The exploration for and development and production of natural resources should be allowed, but such activities should be subject to reasonable restrictions so as to minimize the impact upon other authorized uses.

LAND USE GUIDELINES - COMMERCIAL

Although the scale of residential use may be generally minimal in intensity when compared to the County as a whole, commercial services and development will provide, in most cases, a shopping nucleus for rural residents within a radius of several miles. Also, some communities are located along major transportation routes which generate demands for tourist-oriented commercial facilities. Also, some communities are situated within intensive resource productive areas which result in some agricultural, petroleum extraction, and like-oriented commercial facilities.

Therefore, no ratio of commercial to residential use would appear appropriate because of the uniqueness each rural community may have related to commercial use.

Typically, a rural community should have more than one of the following commercial uses:

- Food Market
- Service Station
- Drive-in Restaurant
- Bar or Tavern
- Auto Parts Store
- Barber/Beauty Shop
- Laundry
- General Hardware

Of course, a more complex variety of commercial uses is initiated into the community as population, resource production, and transportation components demand increase.

Development Standards:

1. All commercial development should be reviewed pursuant to accepted community scale, architecture, and compatibility with surrounding uses.
2. Illumination standards should be established for each community consistent with its major land use characteristic, i.e., residential, resource service, tourist service, or institutional.
3. Division of commercial properties should be in accordance with the requirements of the State Subdivision Map Act and the Kern County Final Map Subdivision Ordinance.
4. Proper barriers, including walls, berms, and landscaping, should be provided where necessary to separate nonconforming uses or to camouflage unsightly areas, such as refuse or box bins.

5. Compact commercial units that are energy efficient and with direct pedestrian accessibility to neighborhood residents should be encouraged.
6. Vehicular traffic-oriented commercial development should be sited in appropriate areas with efficient accessibility that does not conflict with traffic movement patterns and rates. Access should be designed to minimize hazardous traffic conditions.
7. Provision of adequate off-street parking will be necessary.

LAND USE GUIDELINES - INDUSTRIAL

Heavy industrial use would not appear compatible with the intent and purpose of the Rural Community designation.

Development Standards:

1. All industrial development should be reviewed pursuant to accepted community scale, architecture, and compatibility with surrounding uses.
2. Illumination standards should be consistent with the community commercial illumination standards.
3. Outside storage should be appropriately screened on all sides.
4. Uses permitted within the industrial area should directly relate to the uniqueness and major land use characteristic of the community, i.e., residential, resource service, tourist service, or institutional.

LAND USE GUIDELINES - RESOURCE, OPEN SPACE

1. No premature development should occur beyond the boundaries of the rural community which are directly related to said community unless the area within is fully developed and additional studies reveal necessity for expansion.

LAND USE GUIDELINES -

INSTITUTIONAL AND PUBLIC SERVICE FACILITIES

1. Schools, parks, fire stations, libraries, sheriff's substations, post offices, medical facilities other than commercial offices, public assembly buildings, and the like shall be reviewed as to location and site development by the County Planning Agency. Recommendations pursuant to Government Code Section 65402 requirements are necessary.

LAND USE GUIDELINES - GENERAL PROVISIONS

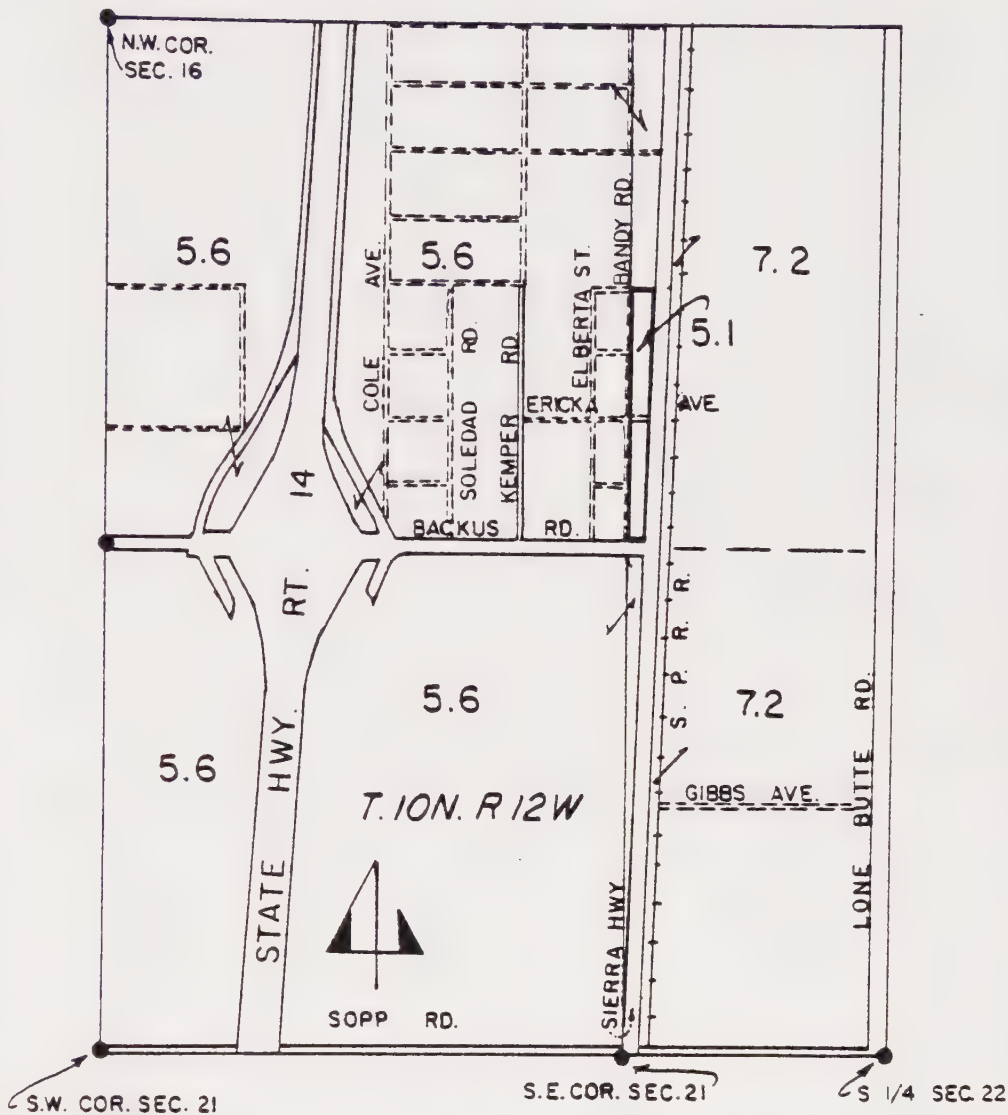
1. Each Rural Community designated on the Year 2000 General Plan should, within a reasonable time, have a specific plan developed for it pursuant to Government Code Sections 65450, et seq.
2. Any development proposal within a two-mile radius of the plan area which exceeds 25% of the existing population or other like non-resource acreage would require a specific plan. If a specific plan has been prepared for the community, such a development proposal would require a specific plan amendment which would include addressing the entire community commensurate with the proposed development.

TABLE OF RURAL COMMUNITY PLAN MAPS

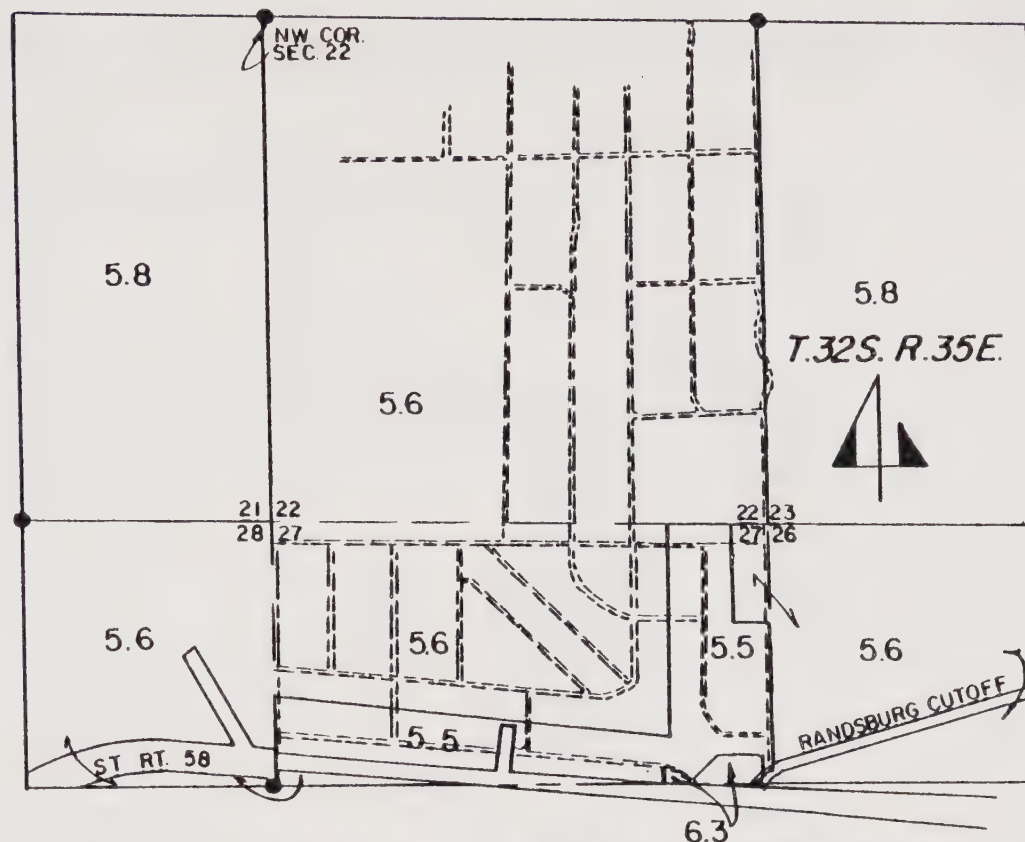
GENERAL PLAN MAP CODE 4.2

<u>Community</u>	<u>Page</u>
Actis	C-6
Cache Creek	C-7
Caliente	C-8
Cantil	C-9
Derby Acres	C-10
Desert Lake	C-11
Dustin Acres	C-12
Fellows	C-13
Fremont	C-14
Glennville	C-15
Havilah	C-16
I-5 and Highway 58 Interchange	C-17
Jawbone Canyon	C-18
Keene	C-19
McKittrick	C-20
Mettler	C-21
Mexican Colony-Cherokee Strip	C-22
Paris-Lorraine	C-23
Pines of Havilah	C-24
Pond	C-25
Randsburg-Johannesburg	C-26
Smith's Corner	C-27
Twin Oaks	C-28
Valley Acres	C-29
Woody	C-30

YEAR 2000 GENERAL PLAN



ACTIS, A RURAL COMMUNITY



CACHE CREEK, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN

NE COR. SEC. 27.

27 | 26

81

8.1

5.3

HAZARDOUS

5.3

$$\frac{2}{5} \sqrt{5}$$

5.

NO

5.

E 1/4 SEC 27
62

6.2

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81

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8.1

T. 30 S. R. 31 E.

NORTH

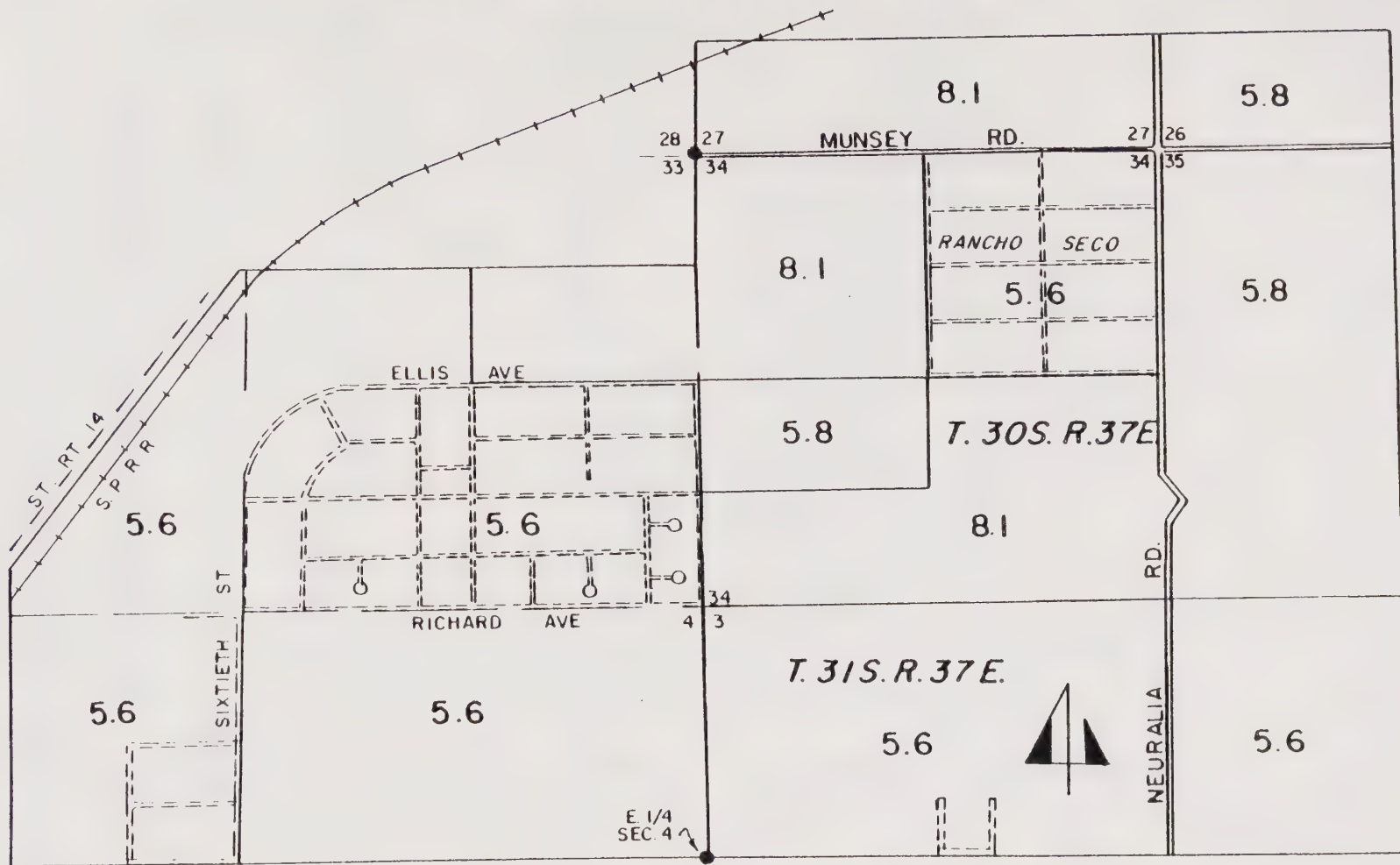
8.1

27 | 26

CALIENTE, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN

C-9



CANTIL, A RURAL COMMUNITY

NW COR. SEC. 10

YEAR 2000 GENERAL PLAN

NE COR. SEC. 10

81



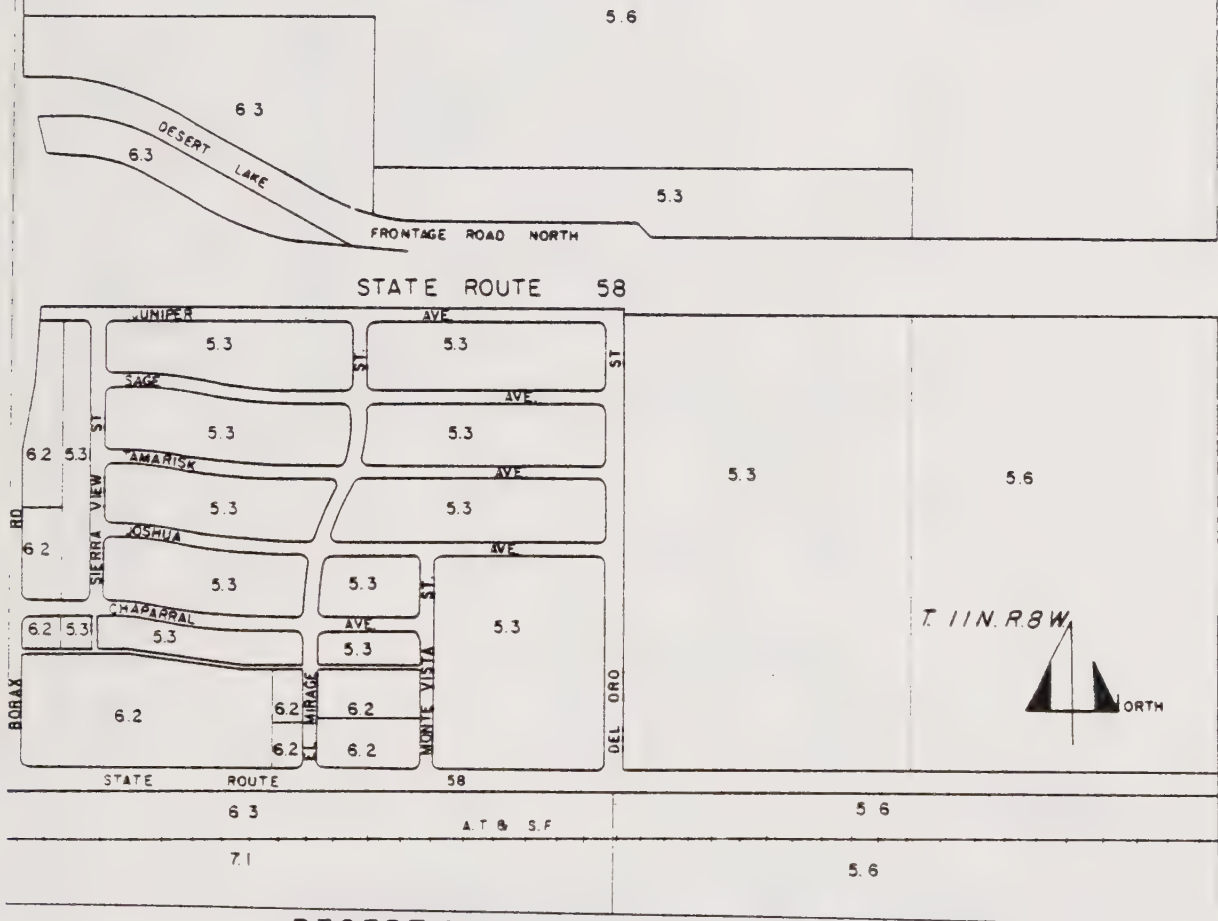
T 31 S. R 22 E.

DERBY ACRES, A RURAL COMMUNITY

NW COR. SEC. 35

YEAR 2000 GENERAL PLAN

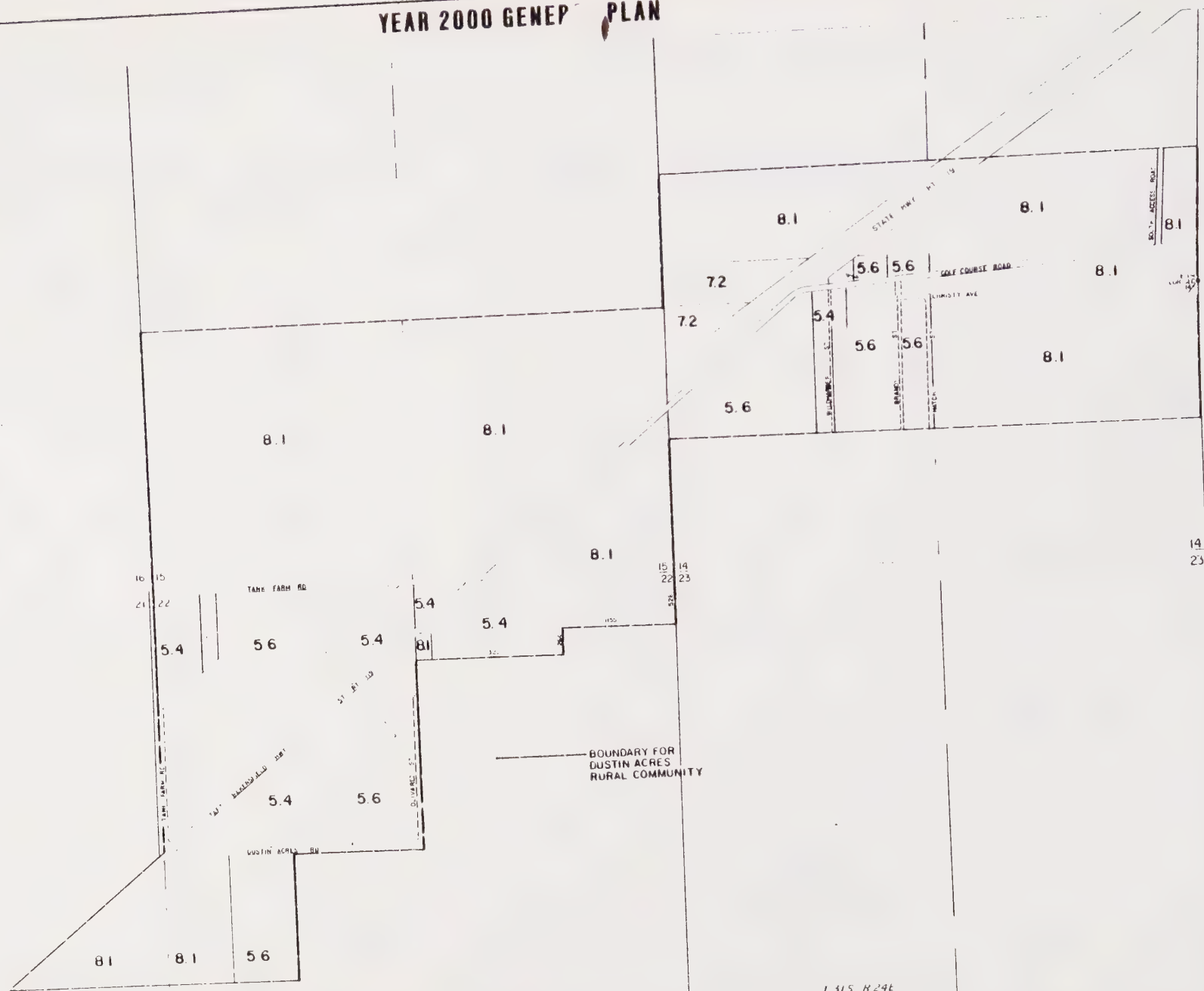
NE COR. SEC. 35



DESERT LAKE, A RURAL COMMUNITY

YEAR 2000 GENEP PLAN

C-12



BOUNDARY FOR
DUSTIN ACRES
RURAL COMMUNITY

1315 N24E



DUSTIN ACRES, A RURAL COMMUNITY

C-13

YEAR 2000 GENERAL PLAN

NW COR. SEC. 6

NE COR. SEC. 6

8.4

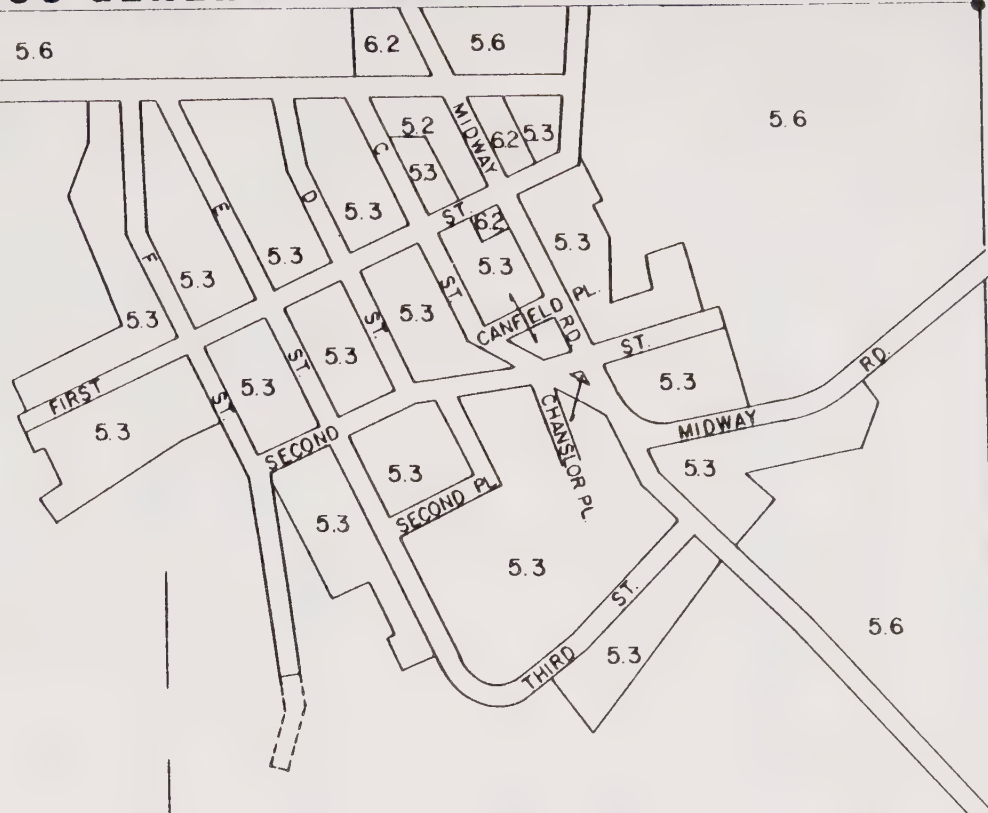
5.6

6.2

5.6

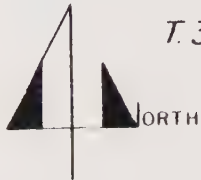
BROADWAY

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5.6

T.32S. R.23E.

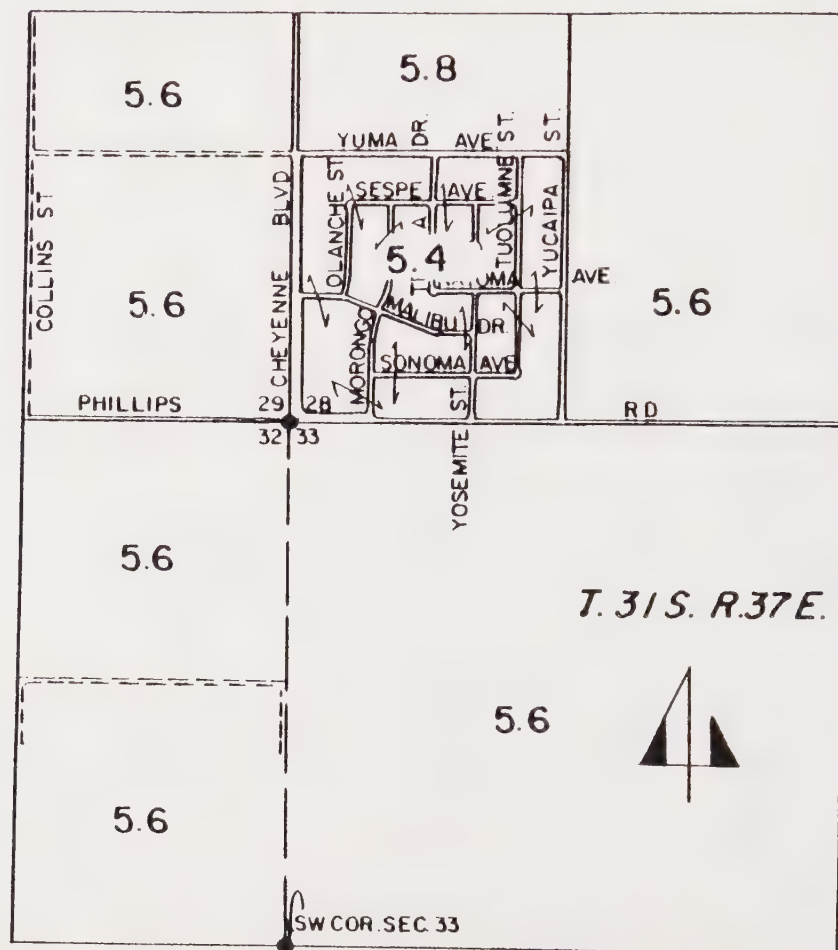


5.6

5.6

E 1/4 SEC. 6

FELLOWS, A RURAL COMMUNITY



FREMONT, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN

NE COR. SEC. 25,



GLENNVILLE, A RURAL COMMUNITY

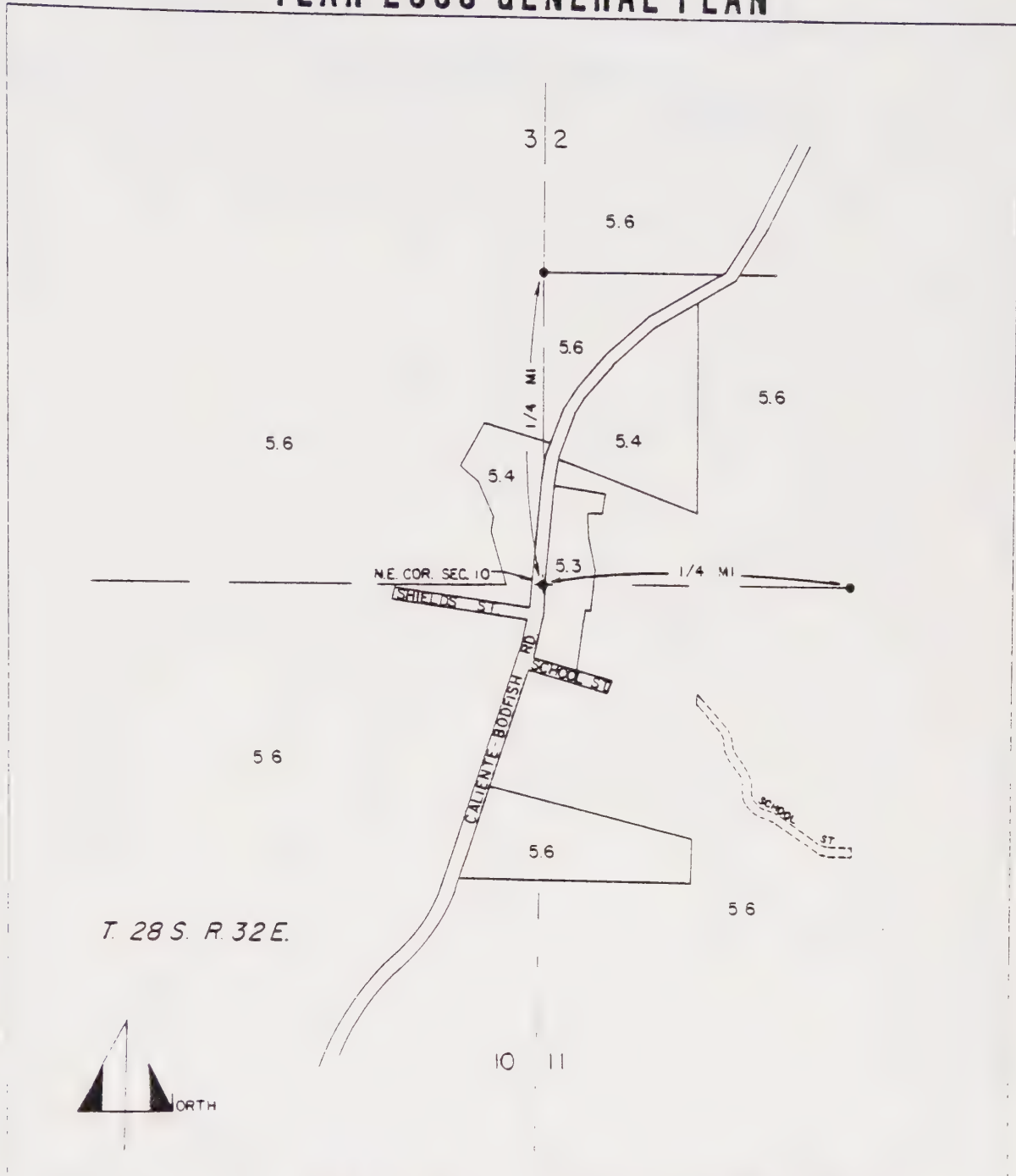
T 25 S R 30 E

NORTH

26 | 25

C-15

YEAR 2000 GENERAL PLAN



HAVILAH, A RURAL COMMUNITY

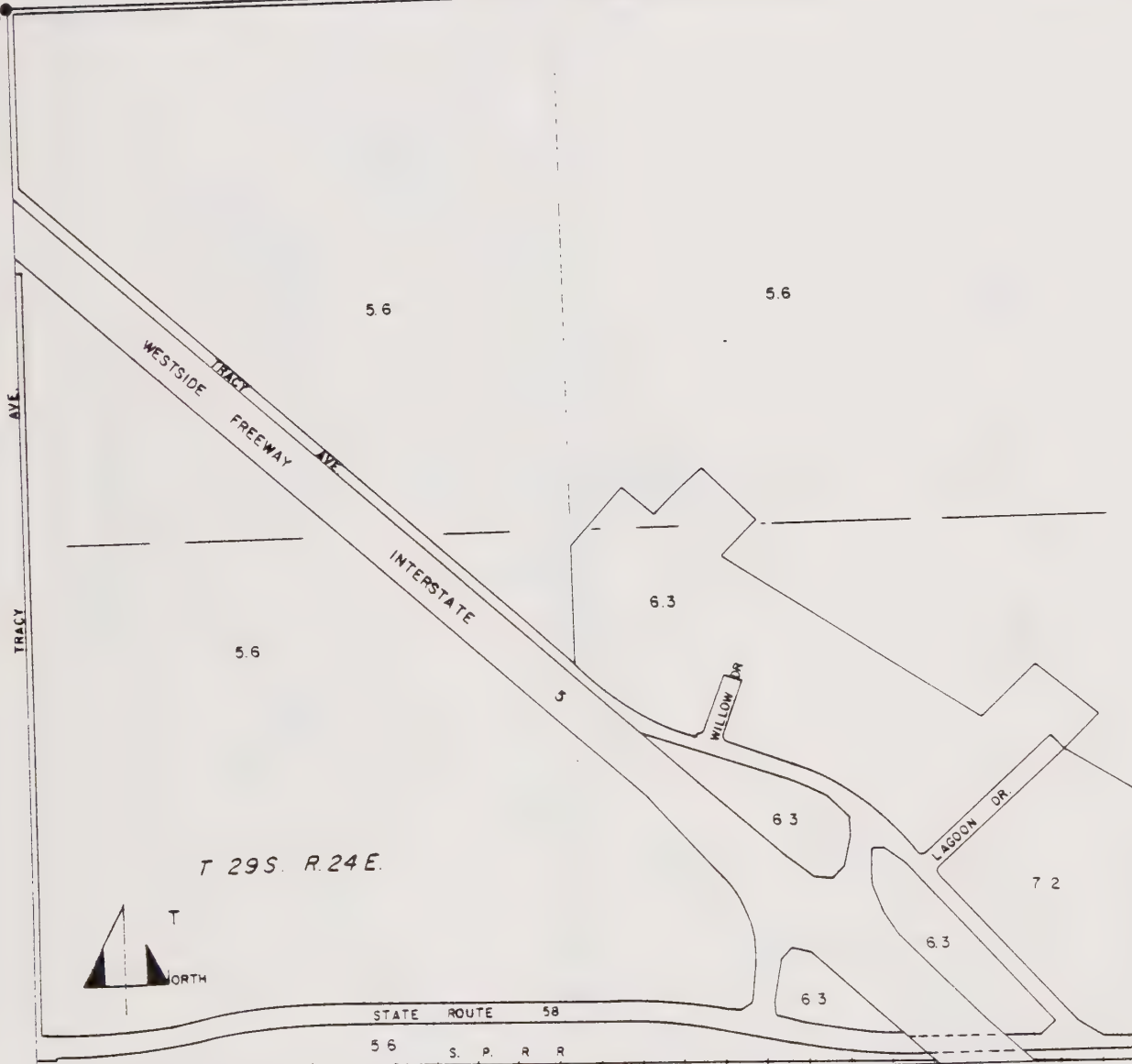
YEAR 2000 GENERAL PLAN

NW COR. SEC. 16

SULLIVAN

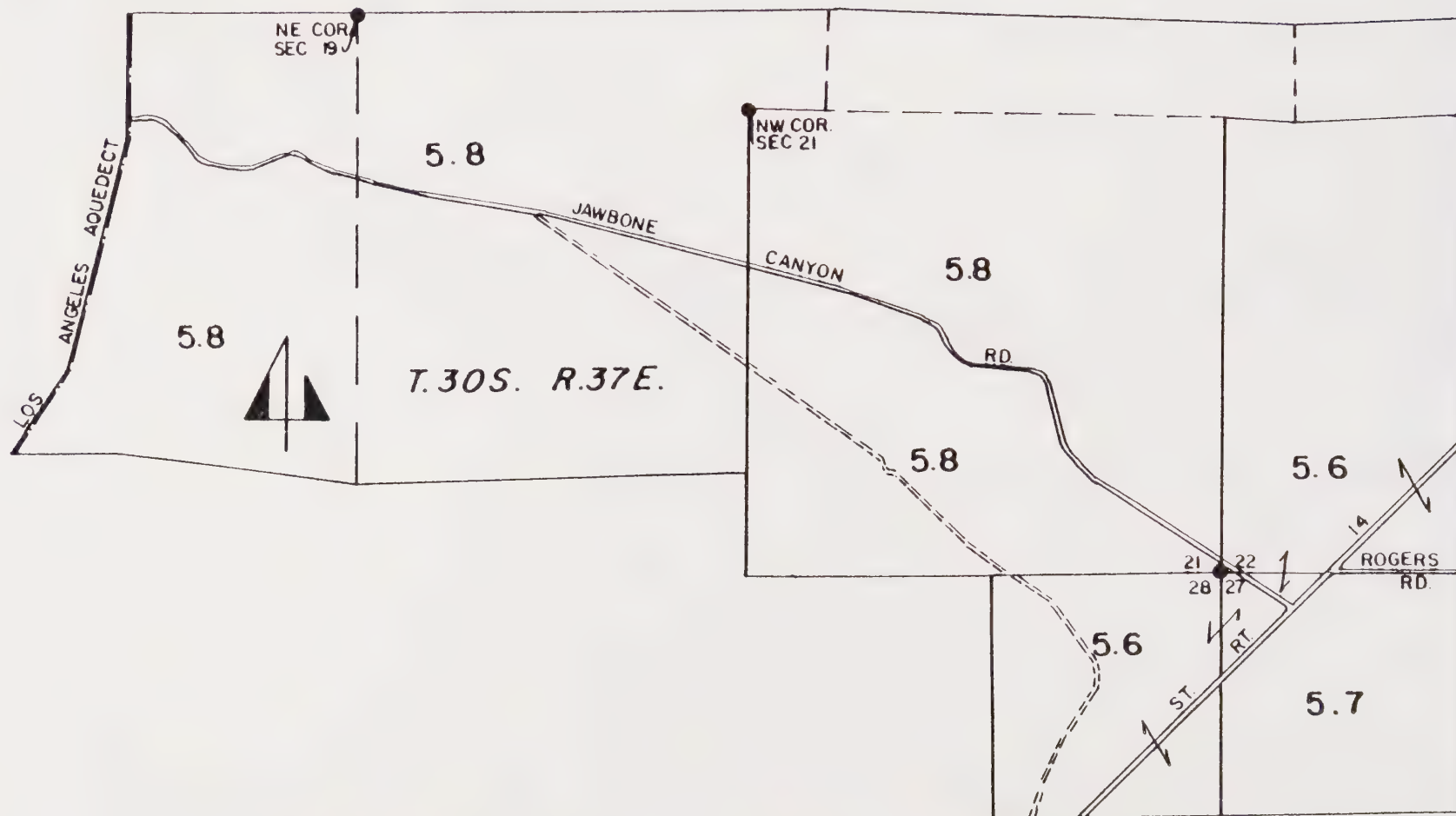
RD.

NE COR. SEC. 16



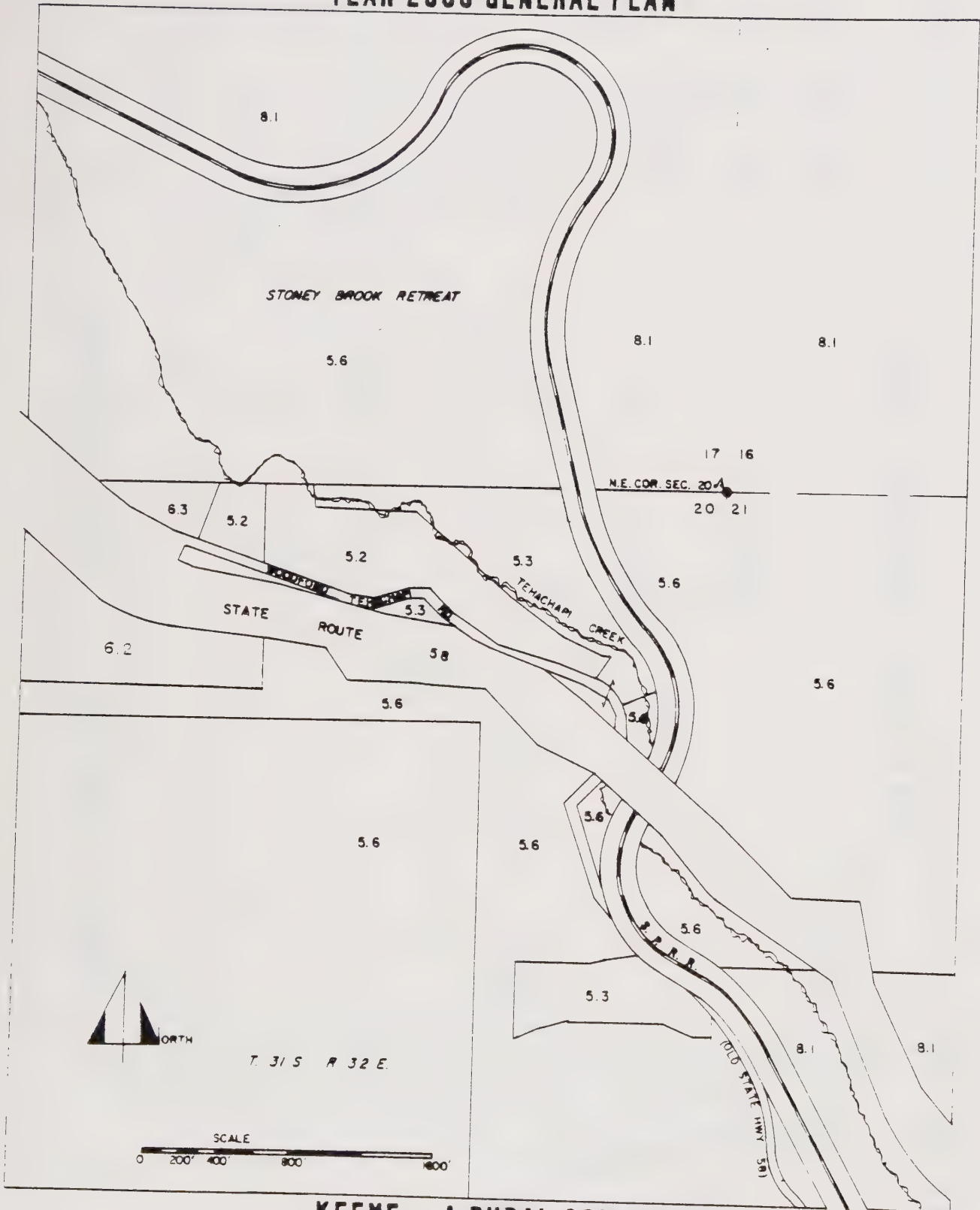
I - 5 & HWY. 58 INTERCHANGE, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



JAWBONE CANYON, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



KEENE, A RURAL COMMUNITY

NE COR SEC 21

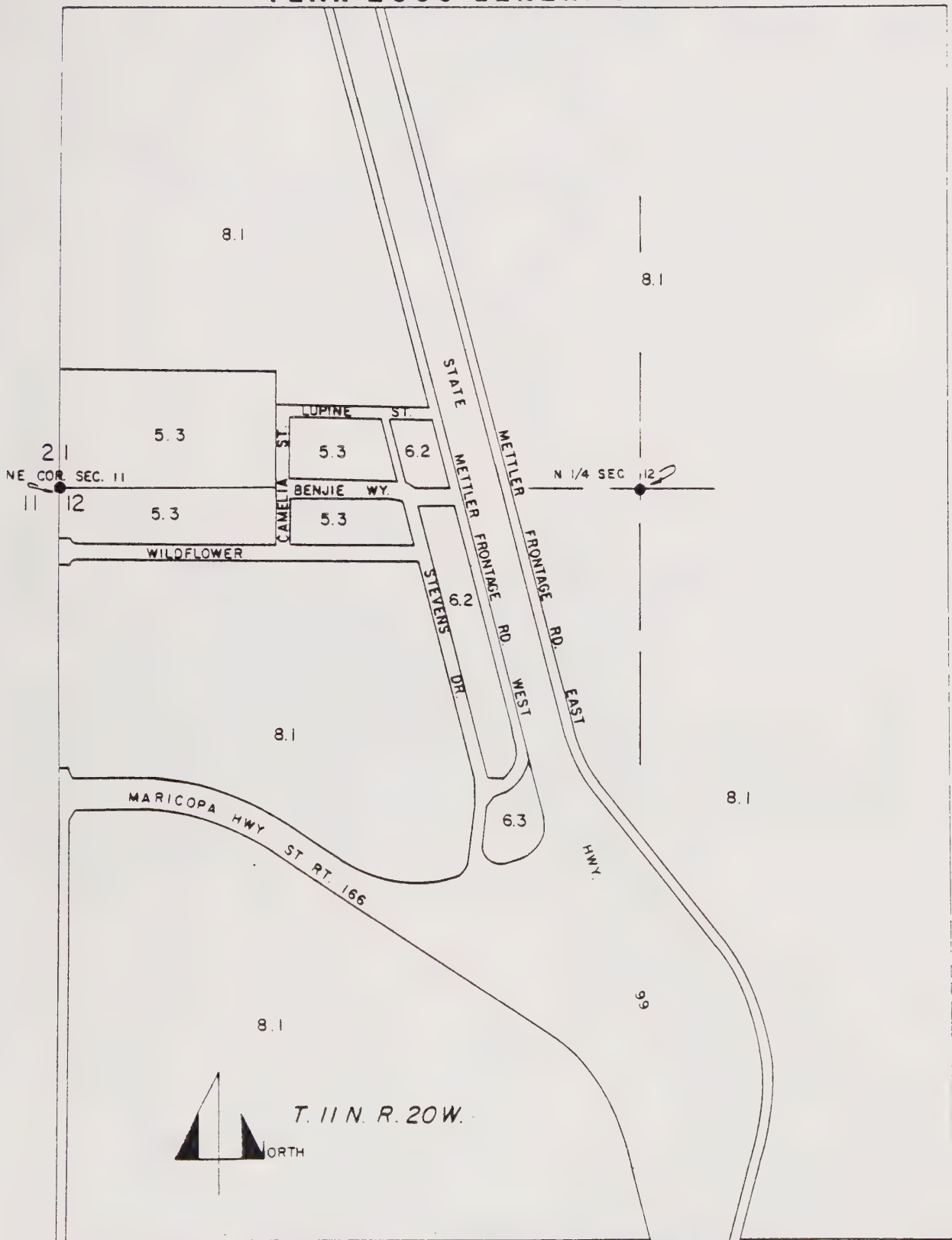
C-20



T. 30 S. R. 22 E.

MC KITTRICK, A RURAL COMMUNITY

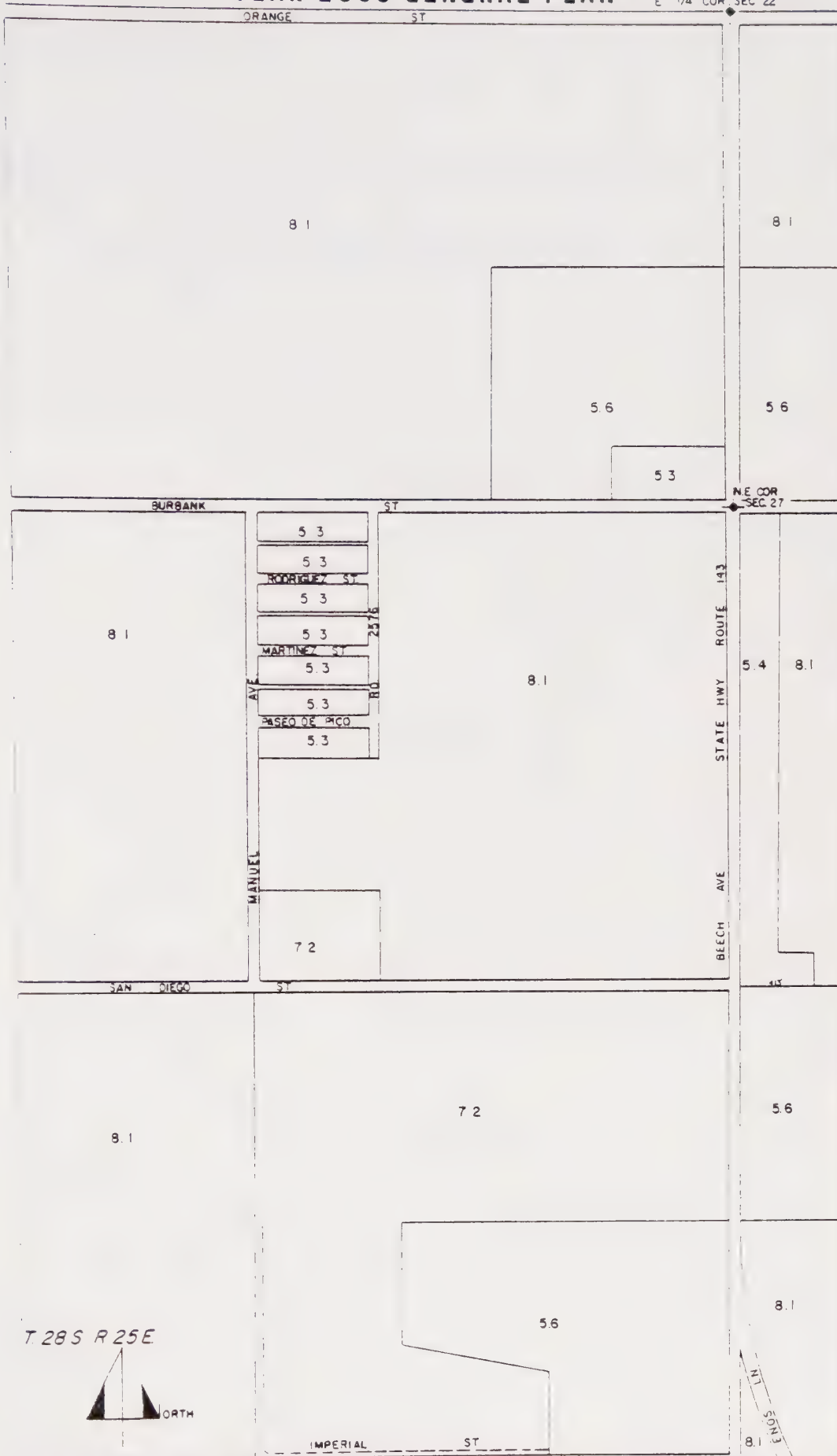
YEAR 2000 GENERAL PLAN



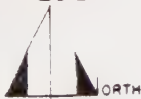
METTLER, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN

E 1/4 COR. SEC 22



T.28S R.25E

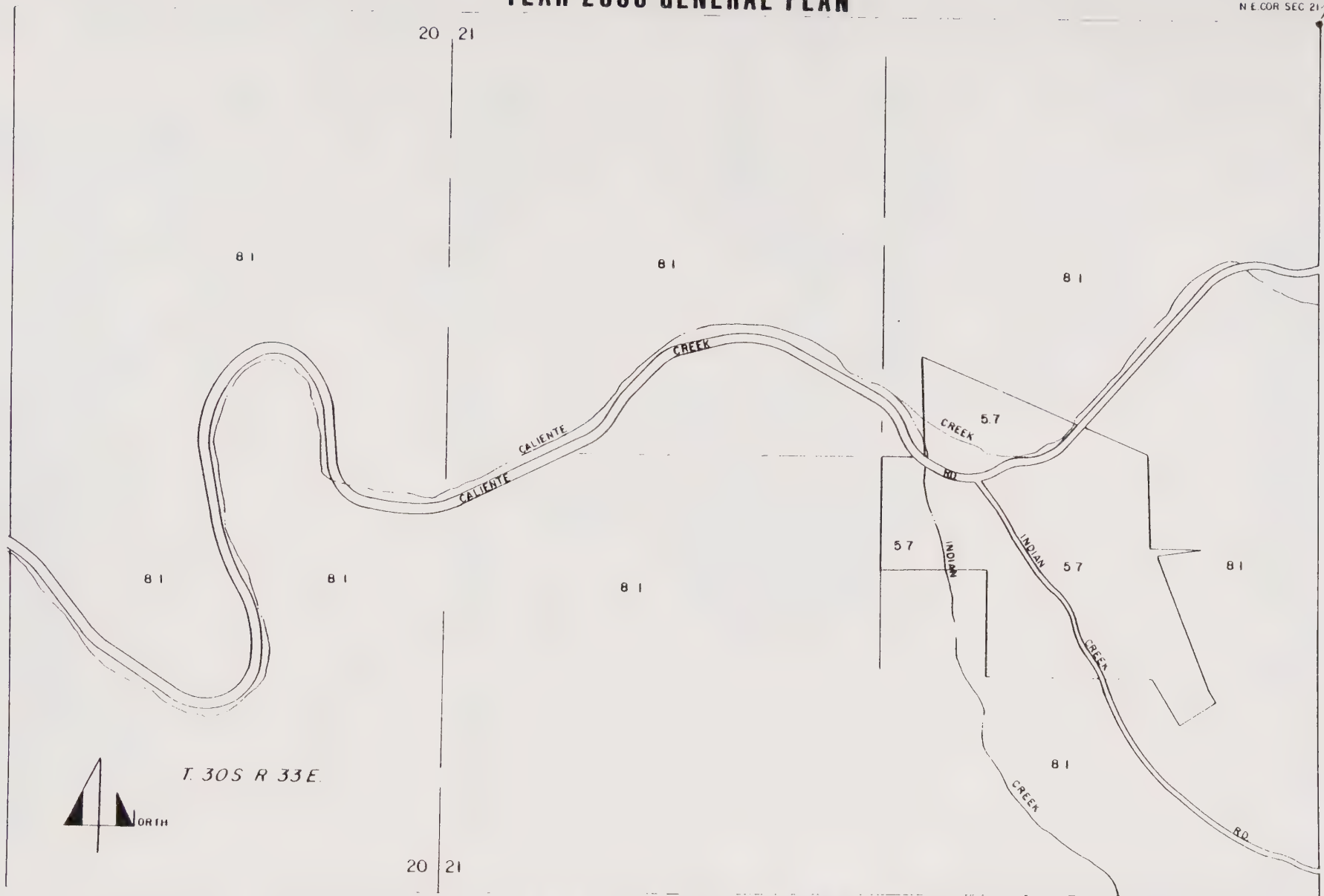


MEXICAN COLONY-CHEROKEE STRIP, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN

N.E. COR SEC 21

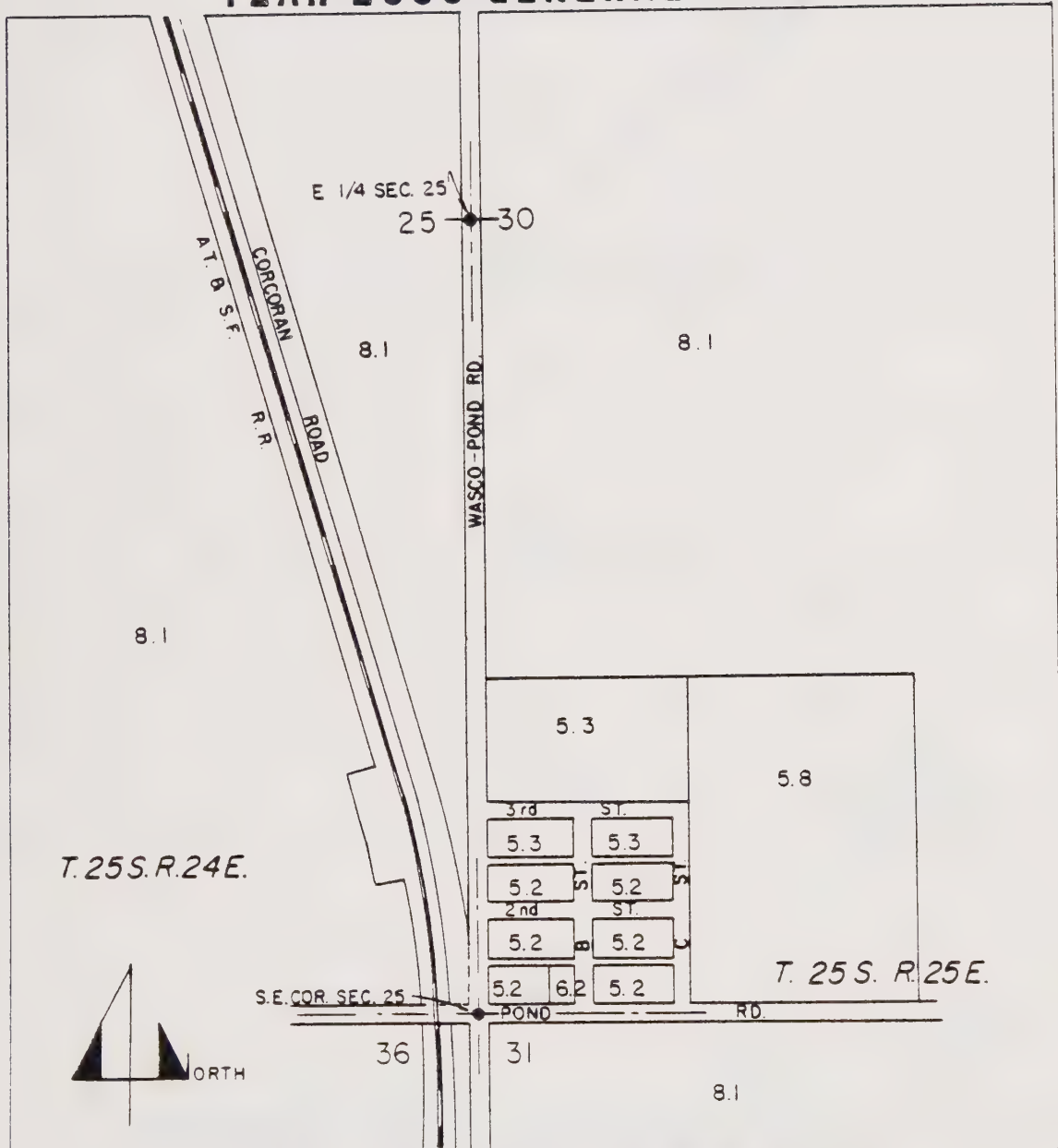
C-23



PARIS-LORRAINE, A RURAL COMMUNITY

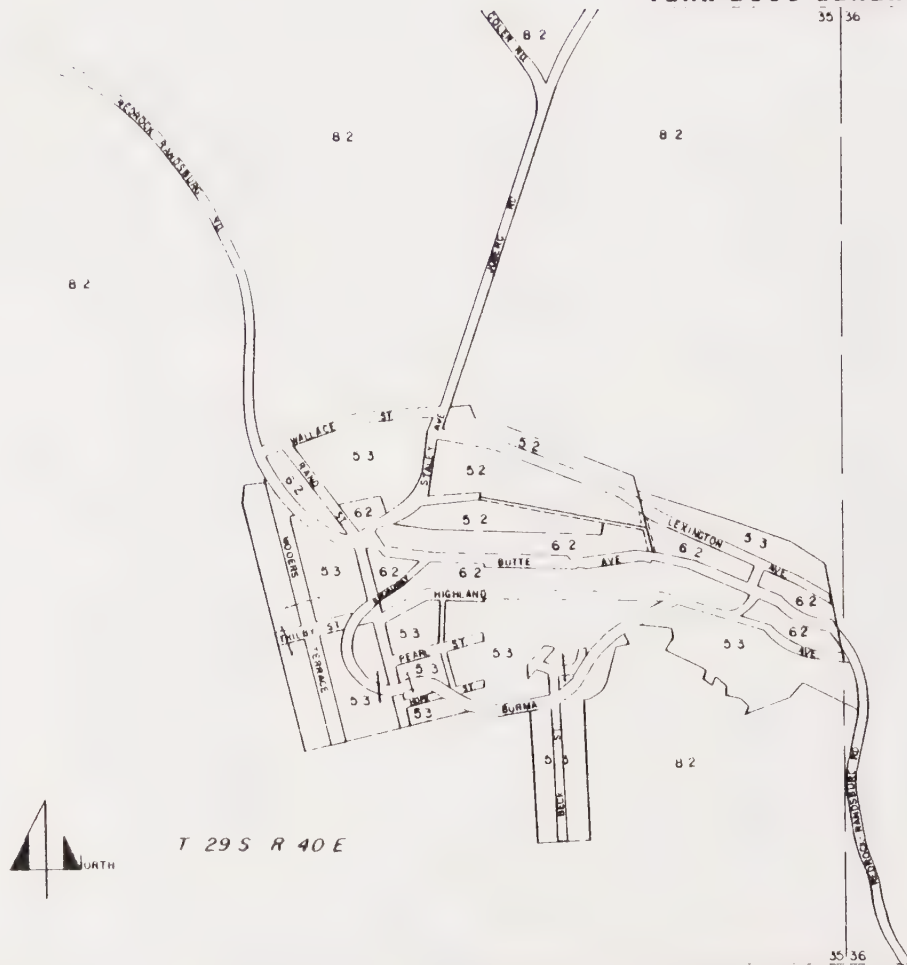
PINES OF HAVILAH, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



POND, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN

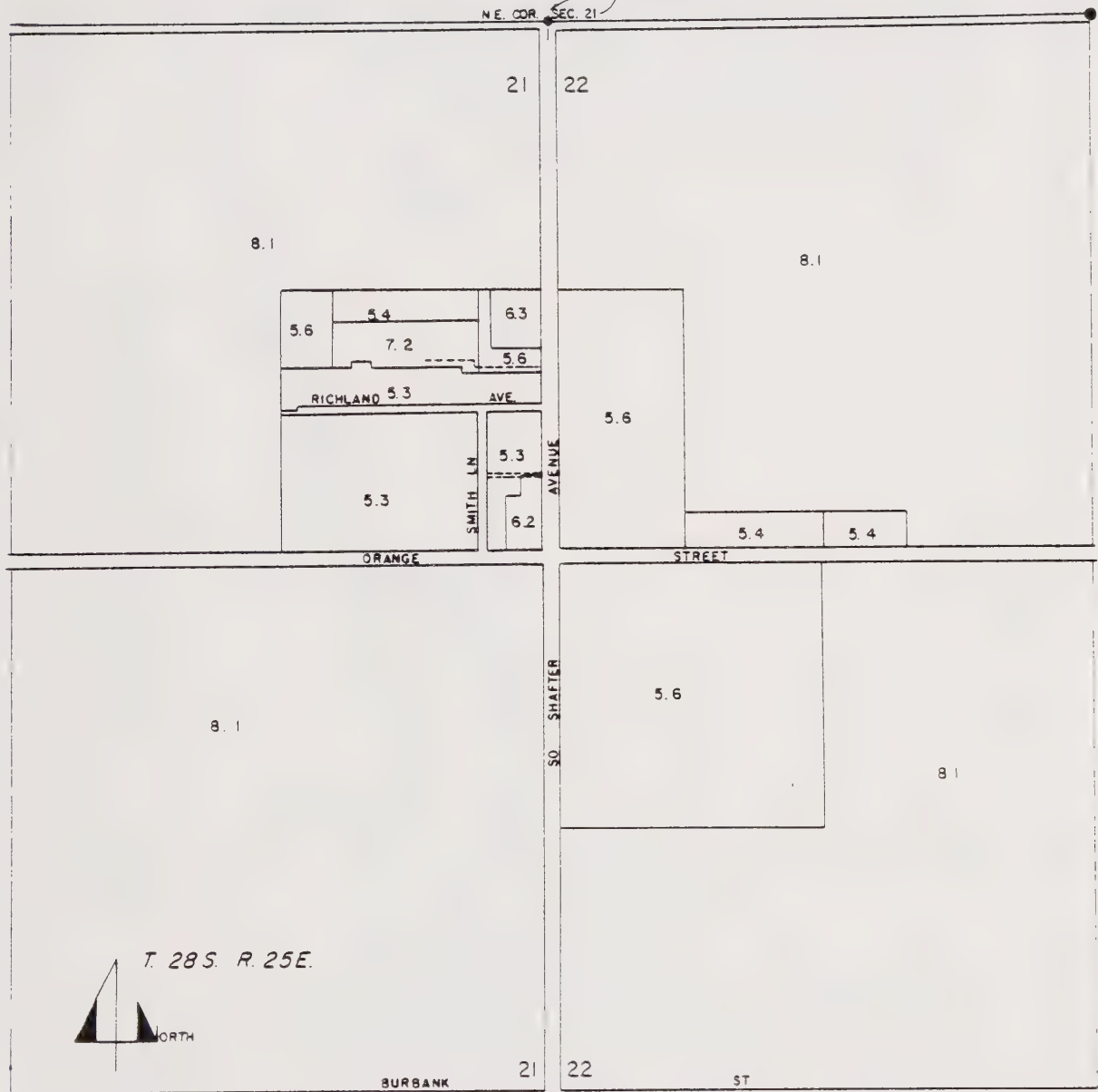


RANDBURG-JOHANNESBURG, A RURAL COMMUNITY



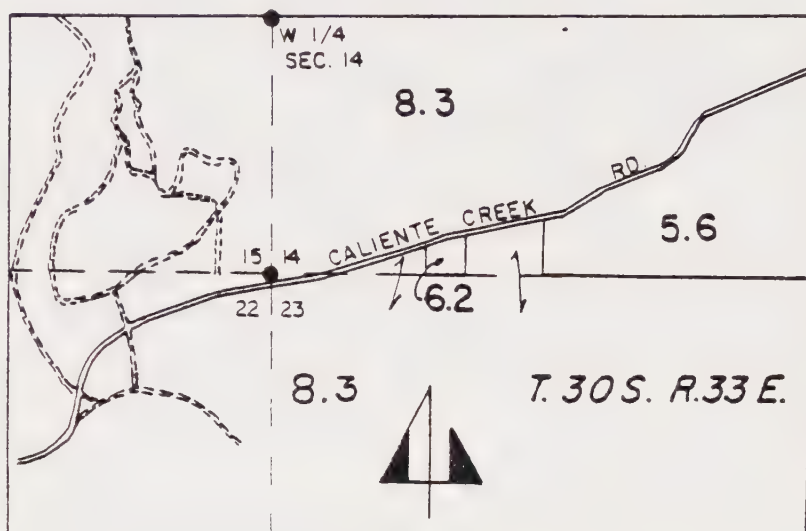
YEAR 2000 GENERAL PLAN

N 1/4 SEC. 22



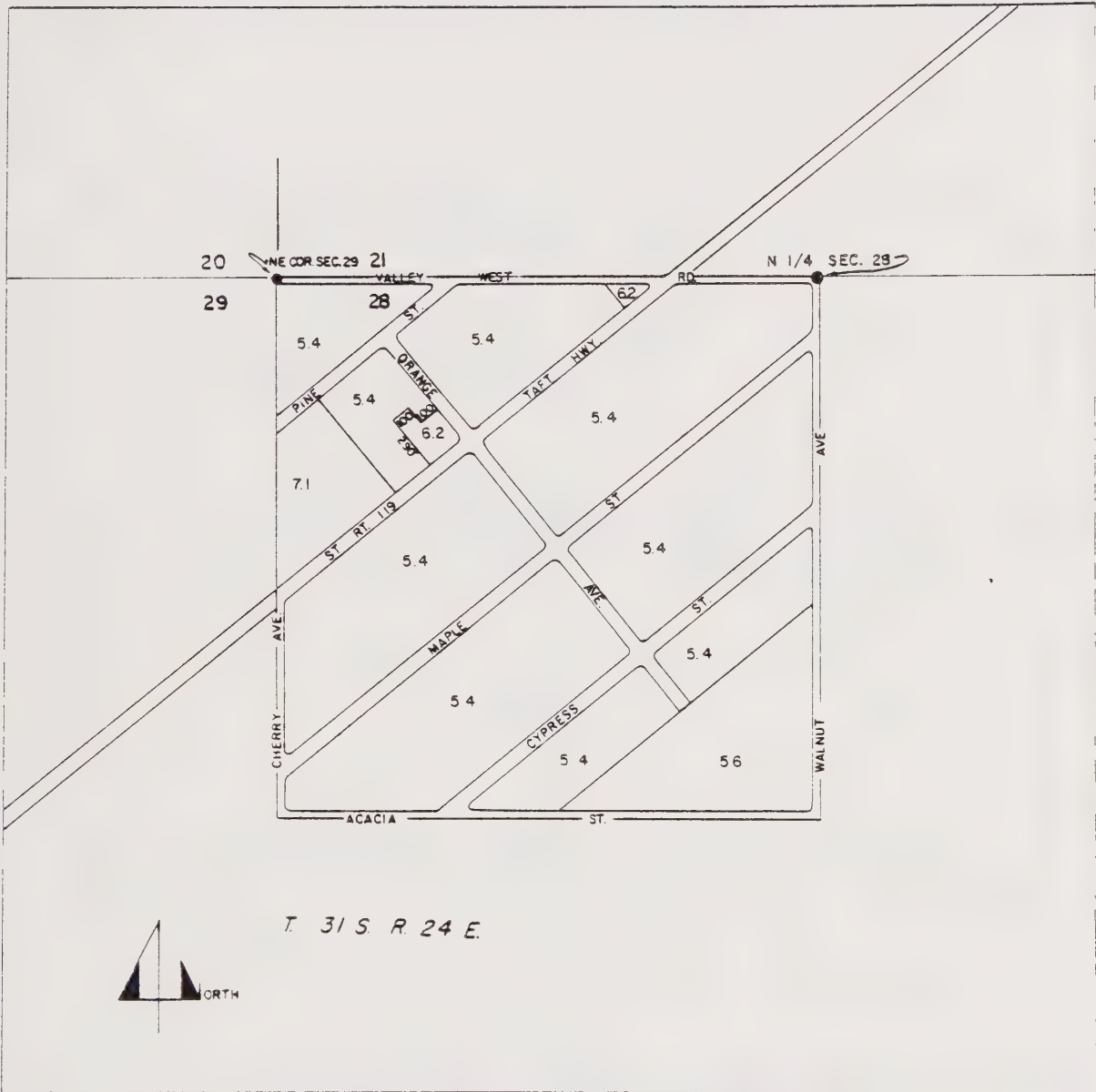
SMITH'S CORNER, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



TWIN OAKS, A RURAL COMMUNITY

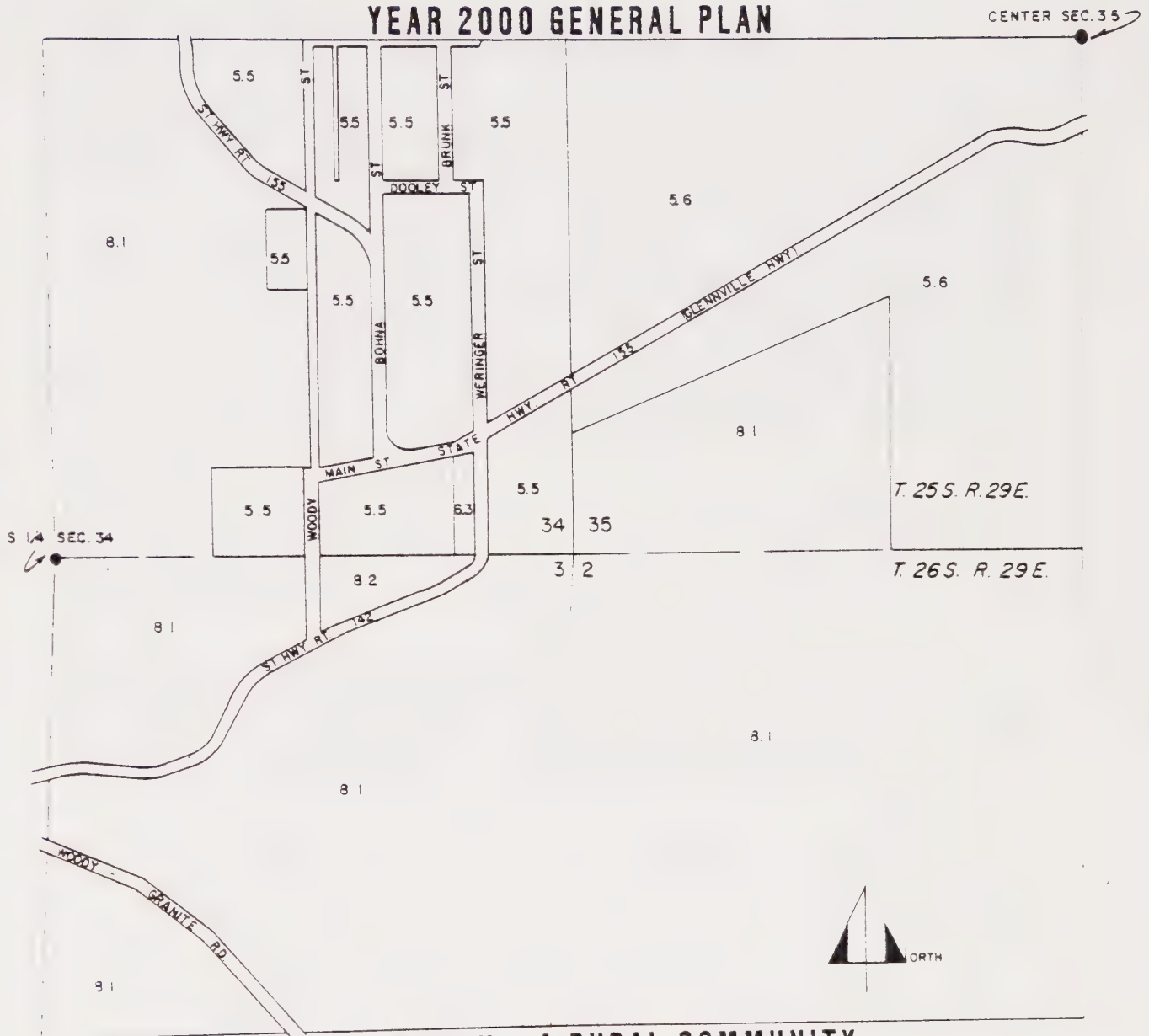
YEAR 2000 GENERAL PLAN



T. 31 S. R. 24 E.

VALLEY ACRES, A RURAL COMMUNITY

YEAR 2000 GENERAL PLAN



WOODY, A RURAL COMMUNITY

APPENDIX D

SPECIFIC PLAN REQUIREMENTS

Map Code 4.3

SPECIFIC PLAN AREA GUIDELINES

The Specific Plan Area land use designation has been devised for the Year 2000 General Plan in order specifically to address large scale projects which this plan recognizes as development projects. Specific plans are intended as a tool for the orderly execution of the General Plan and, therefore, are to include all detailed regulations, standards, conditions, programs, and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the General Plan pursuant to Government Code Section 65451. This may include the creation of a service area or special district for waste disposal, provision of adequate street improvements, provision of public facilities or the reservation of land and system of funding for such facilities, drainage, and flood control measures, provision of suitable public access, reservation of open space areas, architectural design control, landscape design, etc.

The specific plan must contain a viable implementation program. It is incumbent that the applicant/developer provide all necessary information the plan may require and, further, provide the necessary assurance that the requirements of the State law and the specific plan can be fulfilled.

California state law (Government Code Section. 6674.5; Business and Professions Code Section 11526.1) requires the preparation and adoption of a specific plan before the development of a "land project" (defined in Business and Professions Code Section 11000.5). Such projects include any development which meets the following criteria:

1. The subdivision contains 50 or more parcels of which any 50 are both (a) not improved with residential, industrial, commercial, or institutional buildings and (b) offered for sale, lease, or financing for purposes other than industrial commercial, institutional, or commercial agricultural uses.
2. The subdivision is located in an area in which reside less than 1500 registered voters within the subdivision or within two miles of the boundaries of the property described in the final public report.
3. The subdivision does not constitute a community apartment project as defined in Business and Professions Code Section 11004, a project consisting of condominiums as defined in Section 783 of the Civil Code, or a stock cooperative as defined in Business and Professions Code Section 11003.2.

For purposes of Item 1 above, lands owned or beneficially controlled by substantially the same entities or interests shall be deemed to be part of the same subdivision.

Specific plans may be required for developments other than land projects in areas designated by the Kern County Planning Department or the County Board of Supervisors (Government Code Section 65450). Any developer wishing to initiate a project requiring a specific plan may apply to the Planning Department for designation of a specific plan area and preparation of a specific plan. The fee for such a plan is set forth on the latest approved Kern County Planning Department fee schedule.

Developers also will be required to submit an environmental assessment form to the Planning Department, and a determination will be made by the department as to whether an environmental impact report (EIR) will be required. Normally, such reports are required for specific plans. The fee for preparation of an EIR is set forth on the latest approved Kern County Planning Department fee schedule. Further information on EIR requirements is available from the Kern County Planning Department.

SPECIFIC PLAN DEVELOPMENT REQUIREMENTS

The specific plan shall be developed pursuant to the specific plan requirements set forth below:

1. The specific plan must conform to Government Code Sections 65450, et seq.
2. Any Specific Plan Area must be depicted on the General Plan map as a symbolic representation of land use districts permitted within said area.
3. The maximum allowed land use areas must be listed in tabular form within this plan. Where a specific plan is to be developed by a phased development program, the maximum land use areas shall be listed by the allowable limit of each phase.
4. The provisions set forth in this General Plan text and accompanying map shall apply, in the absence of different, more restrictive provisions, in any subsequently adopted specific plan or precise development plan.
5. It is the policy of the Planning Department to require developers to prepare draft specific plans for submission to the Planning staff. Much of the data a developer must provide for the EIR also are required for the specific plan and it is expected that the two documents will be closely related.
6. Specific plans are intended as tools for the systematic execution of the general plan, and they, therefore, are to include all "detailed regulations, conditions, programs, and

proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan" (Government Code Section 65451). The elements which must be addressed are as follows:

1. Land Use Element
2. Circulation Element
3. Housing Element
4. Conservation Element
5. Open Space Element
6. Noise Element
7. Seismic Safety Element
8. Safety Element
9. Scenic Highways Element

SPECIFIC PLAN CONTENTS

Below is a summary of those items which should be included or discussed in a specific plan. The Planning Department may require from the developer such other information as the staff deems necessary in evaluating the proposed project.

SITE PLAN

The developer is required to submit a site plan, drawn on a map or maps at appropriate scale, showing the following:

- Proposed name of the development
- Location by legal descriptions
- Names and addresses of applicant and designer of the plan
- Scale of the plan
- Date, north arrow, contours at five foot intervals
- Boundary line of development indicated by a solid line, and the total area encompassed thereby
- Location, widths, and names of all existing streets, railroad and utility rights-of-way, section, midsection, municipal and county boundary lines within 200 feet of the development
- Proposed streets and highways
- Proposed drainage and waste disposal systems
- Finished grades, slopes, banks, and ditches
- Land use proposals by Year 2000 General Plan category
(See Figure 1 in this text.)

LAND USE PLAN

The developer is to provide a land use plan indicating locations and describing residential areas (by type, including any proposed single-family, duplex, multiple-family, mobile home and other types), commercial areas, recreation areas, industrial areas, community

facilities, and any other proposed uses. Such plan shall include statistics showing the projected population of the area, the population density, and the ratio of dwelling unit types.

Calculations shall be provided indicating increased need for community facilities created by the development, and a plan must be developed showing how these services are to be provided. Facilities discussed in the plan should include, but are not limited to, the following:

- Educational
- Police
- Fire
- Waste Disposal
- Medical
- Utilities
- Government (municipal or county offices, etc.)
- Religious
- Recreational

Included in this portion of the plan are standards and regulations for building construction, including, but not limited to, the following:

- Lot Sizes
- Setbacks
- Bulk
- Height
- Location
- Construction and Occupancy Standards
- Architectural Design Standards

CIRCULATION PLAN

The developer must provide a circulation plan showing calculations of projected traffic volumes. The plan must show the location of proposed freeways, major highways, secondary highways, collector streets, and any other necessary major circulation easements. Unless otherwise specified, standards are to comply with the Kern County Final Map Subdivision Ordinance.

All indicated streets shall be named and the house numbering system must be shown.

Any major transportation facilities, existing or proposed, such as airports, railroads, and rapid transit systems, must be located and described, and standards governing construction of same must be indicated.

OPEN SPACE AND RECREATION PLAN

The developer must provide a plot plan indicating the location and type of recreational use proposed. Ownership and maintenance provisions must be described. Any recreational support facilities, such as

Agricultural Preserve and (b) is covered by a land use contract under the Williamson Act.

Any lands proposed to be kept as open space or conservation areas must be indicated, and ownership and maintenance provisions must be described.

EVALUATION CRITERIA

After the draft specific plan has been completed, it is to be referred to the Plan Development Division for evaluation. The staff will consider a number of factors in determining whether the plan is appropriate for the area concerned. These criteria include, but are not limited to, the following:

A. Natural Constraints on Development

1. Slopes
2. Soil Characteristics
3. Drainage Patterns
4. Water Bodies, Watersheds, and Floodplains
5. Faults and Landslides
6. Shallow Groundwater

B. Cultural Constraints

1. Historic Areas (including those of archaeological and/or paleontological importance)
2. Scenic Areas
3. Public Utilities
4. Vehicular Access
5. Fire Hazards

C. Environmental Effects

1. Air Pollution
2. Water Pollution
3. Noise Pollution
4. Odors
5. Effect on Vegetation
6. Effect on Wildlife and Fish
7. Aesthetic Effects
8. Effect on Natural Resources (oil, minerals, etc.)

D. Land Use Considerations

1. Relationship of Development to Surrounding Area
2. Conformance with Adopted General Plan Elements
3. Population Densities
4. Housing Needs
5. Relationship of Land Uses within the Development

E. Economic Considerations

1. Effect on Tax Base
2. Effect on Employment
3. Demographic Effects
4. Effect on Community Facilities and Services

A major goal of the specific planning process is to ensure that development occurs in an orderly fashion, with due regard to environmental factors. The Planning staff will view each project not as an isolated development but as a part of the overall fabric of the countywide general plan. It is the relationship between the proposed development, the surrounding area, and Kern County as a whole which is of paramount concern. Appropriate attention to this relationship will speed the evaluation of proposals. The developer also should be sure that his proposals are consistent with standards and policies established in the various adopted elements of the Kern County General Plan as well as other applicable ordinances and regulations, such as zoning, health, building codes, etc.

TABLE OF SPECIFIC PLAN REQUIRED AREA CHARTS

GENERAL PLAN MAP CODE 4.3

<u>Project Name</u>	<u>Acres</u>	<u>Page</u>
Aerial Acres	4,220	D-9
Alpine Forest	3,515	D-10
Ancient Valley	4,818.5	D-11
Bear Trap	670	D-12
Bella Vista Hills	688.5	D-13
Breckenridge Hills	5,405	D-14
Buena Vista Hills	2,089	D-15
Camelot	800.1	D-16
Cameron Canyon	4,455	D-17
Castac	350	D-18
Commanche	580	D-19
Cottonwood	320	D-20
Crofton Fan	2,400	D-21
Cummings Peak	50	D-22
Cummings Ranch	2,560	D-23
Dutch Flat	971	D-24
Golden Hills	5,980.5	D-25
Grapevine Commercial	440	D-26
Hart Flat	2,200	D-27
Hot Springs Valley	154	D-28
Hudson Ranch	12,960	D-29
Joshua Heights	7,680	D-30
Keller Valley	3,750	D-31
Lebec	370	D-32
Los Alamos	1,150	D-33
MacKenzie	88	D-34
Mayfair	1,904	D-35
Mendiburu Springs	975	D-36
Monolith	263	D-37
Natcha Mesa	210	D-38
Neumarkel	438	D-39
Neuralia	960	D-40
North Edwards	2,943	D-41
Old Towne	960	D-42
Oso Canyon	1,440	D-43
Pumpkin Center	562	D-44
Rancheria	2,585	D-45
Rattlesnake Springs	1,117	D-46
Saltdale	2,560	D-47
Sorrell Peak	1,440	D-48
Stallion Springs	16,400	D-49
Tejon Canyon North	600	D-50
Tejon Canyon Resort	240	D-51
Tejon Canyon South	1,250	D-52
Tejon Creek #1	3,460	D-53
Tejon Creek #2	262	D-54
Tejon Hills	5,115	D-55

<u>Project Name</u>	<u>Acres</u>	<u>Page</u>
The Loop	510	D-56
Tunis Creek	650	D-57
Tunis Ridge	650	D-58
Vista Peak #1	1,000	D-59
Vista Peak #2	1,140	D-60
West Edwards Road Settlement	3,355	D-61
White Wolf	4,100	D-62
Willow Springs	44,740	D-63
Winters Ridge	350	D-64
Wonder Acres	2,137	D-65

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<u>Aerial Acres</u> (PROJECT NAME)	<u>Clay Mine Road</u> (GENERAL AREA)	
LEGAL DESCRIPTION (GENERAL): T32S, R39E, MDB&M; and T11N, R8W; T11N, R9W; T12N, R8W; T12N, R9W, SBB&M		
TOTAL PROJECT AREA: <u>4,220</u> ACRES		ACREAGE
1. NON-JURISDICTIONAL		
1.1 STATE AND FEDERAL LAND		<u>480</u>
1.2 INCORPORATED CITIES		<u>1,640</u>
3. PUBLIC FACILITIES		
3.1 PUBLIC AND PRIVATE RECREATION AREAS		<u>5</u>
3.2 EDUCATIONAL FACILITIES		
3.3 OTHER FACILITIES		<u>5</u>
5. RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE		
5.2 MAXIMUM 16 UNITS/NET ACRE		
5.3 MAXIMUM 10 UNITS/NET ACRE		
5.4 MAXIMUM 4 UNITS/NET ACRE		
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	<u>46</u>	<u>58</u>
5.6 MINIMUM 2.50 GROSS ACRES/UNIT	<u>812</u>	<u>2,032</u>
5.7 MINIMUM 5.00 GROSS ACRES/UNIT		
5.8 MINIMUM 20 GROSS ACRES/UNIT		
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)		
6. COMMERCIAL		
6.1 MAJOR COMMERCIAL		
6.2 GENERAL COMMERCIAL		
6.3 HIGHWAY COMMERCIAL		
7. INDUSTRIAL		
7.1 LIGHT INDUSTRIAL		
7.2 SERVICE INDUSTRIAL		
7.3 HEAVY INDUSTRIAL		
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE		
8. RESOURCE		
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)		
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)		
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)		
(MIN. 20-AC. OTHER)		
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)		
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)		

TOTAL RECOMMENDED UNITS: 858 TOTAL ACREAGE: 4,220

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

176 00 4-006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Alpine Forest

(PROJECT NAME)

Cummings Mountain

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): T12N, R16W; T12N, R15W; T11N, R16W; T11N, R15W, SBB&M

TOTAL PROJECT AREA: 3,515 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

10

5

15

5. RESIDENTIAL

RECOMMENDED
OF UNITS

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

644

230

1,044

2,610

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

10

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

635

TOTAL RECOMMENDED UNITS: 1,688 TOTAL ACREAGE: 3,515

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

200 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Ancient Valley (PROJECT NAME) Soledad Mountain (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Portions of T10N, R12W and T10N, R13W, SBB&M

TOTAL PROJECT AREA: 4,818.5 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

10
15
25

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

20
1,480

25
3,700

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

10

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

20
13.5

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

50

1,000

TOTAL RECOMMENDED UNITS: 1,550 TOTAL ACREAGE: 4,818.5

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

214 00 23006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Bear Trap (PROJECT NAME) Tejon Ranch area
(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portions of Sections 25, 26, 35 & 36, T10N, R18W, SBB&M

TOTAL PROJECT AREA: 670 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

322

46

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

1

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

31

619

TOTAL RECOMMENDED UNITS: 353 TOTAL ACREAGE: 670

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

218R 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Bella Vista Hills (PROJECT NAME) south of Weldon/Bella Vista (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Portion of Sections 22, 23 & 26, T26S, R34E, MDB&M

TOTAL PROJECT AREA: 688.5 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
3.2 EDUCATIONAL FACILITIES
3.3 OTHER FACILITIES

73

18

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
5.2 MAXIMUM 16 UNITS/NET ACRE
5.3 MAXIMUM 10 UNITS/NET ACRE
5.4 MAXIMUM 4 UNITS/NET ACRE
5.5 MINIMUM 1.25 GROSS ACRES/UNIT
5.6 MINIMUM 2.50 GROSS ACRES/UNIT
5.7 MINIMUM 5.00 GROSS ACRES/UNIT
5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

464

308

103

182

2

3

41.5

44

37

182

5

18.5

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
6.2 GENERAL COMMERCIAL
6.3 HIGHWAY COMMERCIAL

7

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
7.2 SERVICE INDUSTRIAL
7.3 HEAVY INDUSTRIAL
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

13

262.5

TOTAL RECOMMENDED UNITS: 1,075 TOTAL ACREAGE: 688.5

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

42 00 006

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

<u>Breckenridge Hills</u>	<u>East Bakersfield area</u>
(PROJECT NAME)	(GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Por. of Secs. 20-22, 27-29 & 32-34, T29S, R29E; and por. of Secs. 3-5, T30S, R29E, MDB&M	
TOTAL PROJECT AREA: <u>5,405</u> ACRES	ACREAGE
 1. NON-JURISDICTIONAL	
1.1 STATE AND FEDERAL LAND	<u> </u>
1.2 INCORPORATED CITIES	<u> </u>
 3. PUBLIC FACILITIES	
3.1 PUBLIC AND PRIVATE RECREATION AREAS	<u>30</u>
3.2 EDUCATIONAL FACILITIES	<u>10</u>
3.3 OTHER FACILITIES	<u>140</u>
 5. RESIDENTIAL	
	RECOMMENDED # OF UNITS
5.1 MAXIMUM 29 UNITS/NET ACRE	<u> </u>
5.2 MAXIMUM 16 UNITS/NET ACRE	<u>1,300</u>
5.3 MAXIMUM 10 UNITS/NET ACRE	<u>4,200</u>
5.4 MAXIMUM 4 UNITS/NET ACRE	<u>1,250</u>
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	<u>159</u>
5.6 MINIMUM 2.50 GROSS ACRES/UNIT	<u>52</u>
5.7 MINIMUM 5.00 GROSS ACRES/UNIT	<u>25</u>
5.8 MINIMUM 20 GROSS ACRES/UNIT	<u> </u>
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)	
 6. COMMERCIAL	
6.1 MAJOR COMMERCIAL	<u>15</u>
6.2 GENERAL COMMERCIAL	<u>25</u>
6.3 HIGHWAY COMMERCIAL	<u> </u>
 7. INDUSTRIAL	
7.1 LIGHT INDUSTRIAL	<u> </u>
7.2 SERVICE INDUSTRIAL	<u> </u>
7.3 HEAVY INDUSTRIAL	<u> </u>
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE	<u>80</u>
 8. RESOURCE	
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)	<u>113</u>
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)	<u> </u>
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)	<u> </u>
(MIN. 20-AC. OTHER)	<u> </u>
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)	<u> </u>
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)	<u>1,060</u>

TOTAL RECOMMENDED UNITS: 7,099 TOTAL ACREAGE: 5,405

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

104 00 4 006

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

Buena Vista Hills

Buena Vista Golf Course Area

(PROJECT NAME)

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portions of Section 13, 14, 15, 24, and 8,
T31S, R25E, M.D.B. & M.

TOTAL PROJECT AREA: 2,089 **ACRES** **ACREAGE**

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

**RECOMMENDED
OF UNITS**

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 1972 **TOTAL ACREAGE:** 2,089

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

140 0 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Camelot (PROJECT NAME) Mojave area (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): All of Section 19 and W $\frac{1}{2}$ of Section 20, T11N, R12W, SBB&M

TOTAL PROJECT AREA: 800.11 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
3.2 EDUCATIONAL FACILITIES
3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
5.2 MAXIMUM 16 UNITS/NET ACRE
5.3 MAXIMUM 10 UNITS/NET ACRE
5.4 MAXIMUM 4 UNITS/NET ACRE
5.5 MINIMUM 1.25 GROSS ACRES/UNIT
5.6 MINIMUM 2.50 GROSS ACRES/UNIT
5.7 MINIMUM 5.00 GROSS ACRES/UNIT
5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

1,060	81.61
86	14.5
156	459

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
6.2 GENERAL COMMERCIAL
6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
7.2 SERVICE INDUSTRIAL
7.3 HEAVY INDUSTRIAL
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 1,302 TOTAL ACREAGE: 300.11

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

196 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<u>Cameron Canyon</u> (PROJECT NAME)	<u>Highway 58 at Cameron Road</u> (GENERAL AREA)
---	---

LEGAL DESCRIPTION (GENERAL): T11N, R14W; T12N, R13W; T12N, R14W, SBB&M, and
T32S, R34E, MDB&M

TOTAL PROJECT AREA: 4,455 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

228
324
652
.

75
5
10

285
810
3,260

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

10

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 1,204 TOTAL ACREAGE: 4,455

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

198 00 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Castac

(PROJECT NAME)

Tejon Ranch area

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Por. of Sections 17-20, T9N, R18W, SBB&M

TOTAL PROJECT AREA: 350 ACRES

ACREAGE

1. ~~NON~~-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

13

4

2

5. RESIDENTIAL

RECOMMENDED
OF UNITS

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

987

141

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

3

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

9

187

TOTAL RECOMMENDED UNITS: 996 TOTAL ACREAGE: 350

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

236 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Commanche (PROJECT NAME) Tejon Ranch area (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Portion of Sections 30-32, T32S, R30E, MDB&M

TOTAL PROJECT AREA: 580 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
3.2 EDUCATIONAL FACILITIES
3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
5.2 MAXIMUM 16 UNITS/NET ACRE
5.3 MAXIMUM 10 UNITS/NET ACRE
5.4 MAXIMUM 4 UNITS/NET ACRE
5.5 MINIMUM 1.25 GROSS ACRES/UNIT
5.6 MINIMUM 2.50 GROSS ACRES/UNIT
5.7 MINIMUM 5.00 GROSS ACRES/UNIT
5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
6.2 GENERAL COMMERCIAL
6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
7.2 SERVICE INDUSTRIAL
7.3 HEAVY INDUSTRIAL
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 272 TOTAL ACREAGE: 580

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

163 00 006

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

Cottonwood (PROJECT NAME) Tejon Ranch area (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Portions of Sections 8-10, T10N, R16W, SBB&M

TOTAL PROJECT AREA: 320 ACRES ACREAGE

1. ~~NON-JURISDICTIONAL~~

- 1.1 STATE AND FEDERAL LAND
1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
3.2 EDUCATIONAL FACILITIES
3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
5.2 MAXIMUM 16 UNITS/NET ACRE
5.3 MAXIMUM 10 UNITS/NET ACRE
5.4 MAXIMUM 4 UNITS/NET ACRE
5.5 MINIMUM 1.25 GROSS ACRES/UNIT
5.6 MINIMUM 2.50 GROSS ACRES/UNIT
5.7 MINIMUM 5.00 GROSS ACRES/UNIT
5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
6.2 GENERAL COMMERCIAL
6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
7.2 SERVICE INDUSTRIAL
7.3 HEAVY INDUSTRIAL
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 578 TOTAL ACREAGE: 320

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

<u>Crofton Fan</u> (PROJECT NAME)	<u>Keene Ranch area</u> (GENERAL AREA)
--------------------------------------	---

LEGAL DESCRIPTION (GENERAL): Portions of Sections 19-21, 28-30, & 32 of T31S, R32E, MDB&M

TOTAL PROJECT AREA: 2,400 ACRES ACREAGE

1. ~~NON-JURISDICTIONAL~~

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

240
14

5. RESIDENTIAL

RECOMMENDED
OF UNITS

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

665

1,256

72

360

25

500

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

30

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 762 TOTAL ACREAGE: 2,400

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Cummings Peak (Section 9)

(PROJECT NAME)

Tehachapi area

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portion of Section 9, T11N, R16W, SBB&M

TOTAL PROJECT AREA: 50 ACRES

ACREAGE

1. NON-JURISDICTIONAL

1.1 STATE AND FEDERAL LAND

1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

3.1 PUBLIC AND PRIVATE RECREATION AREAS

3.2 EDUCATIONAL FACILITIES

3.3 OTHER FACILITIES

5. RESIDENTIAL

5.1 MAXIMUM 29 UNITS/NET ACRE

5.2 MAXIMUM 16 UNITS/NET ACRE

5.3 MAXIMUM 10 UNITS/NET ACRE

5.4 MAXIMUM 4 UNITS/NET ACRE

5.5 MINIMUM 1.25 GROSS ACRES/UNIT

5.6 MINIMUM 2.50 GROSS ACRES/UNIT

5.7 MINIMUM 5.00 GROSS ACRES/UNIT

5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

10

50

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

6.1 MAJOR COMMERCIAL

6.2 GENERAL COMMERCIAL

6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

7.1 LIGHT INDUSTRIAL

7.2 SERVICE INDUSTRIAL

7.3 HEAVY INDUSTRIAL

7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)

8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)

8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)

(MIN. 20-AC. OTHER)

8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)

8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 10 TOTAL ACREAGE: 50

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

200 09 4 006

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

<u>Cummings Ranch</u>		<u>North Cummings Mountain</u>
(PROJECT NAME)		(GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Portion of Sections 32-34, T12N, R16W, SBB&M, and Section 31, T32S, R32E, MDB&M		
TOTAL PROJECT AREA: <u>2,560</u>	ACRES	ACREAGE

1. NON-JURISDICTIONAL		
1.1 STATE AND FEDERAL LAND		
1.2 INCORPORATED CITIES		
3. PUBLIC FACILITIES		
3.1 PUBLIC AND PRIVATE RECREATION AREAS		
3.2 EDUCATIONAL FACILITIES		
3.3 OTHER FACILITIES		
5. RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE		
5.2 MAXIMUM 16 UNITS/NET ACRE		
5.3 MAXIMUM 10 UNITS/NET ACRE		
5.4 MAXIMUM 4 UNITS/NET ACRE		
5.5 MINIMUM 1.25 GROSS ACRES/UNIT		
5.6 MINIMUM 2.50 GROSS ACRES/UNIT		
5.7 MINIMUM 5.00 GROSS ACRES/UNIT		
5.8 MINIMUM 20 GROSS ACRES/UNIT		
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)		
6. COMMERCIAL		
6.1 MAJOR COMMERCIAL		
6.2 GENERAL COMMERCIAL		
6.3 HIGHWAY COMMERCIAL		
7. INDUSTRIAL		
7.1 LIGHT INDUSTRIAL		
7.2 SERVICE INDUSTRIAL		
7.3 HEAVY INDUSTRIAL		
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE		
8. RESOURCE		
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)		
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)		
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)		
(MIN. 20-AC. OTHER)		
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)		
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)	<u>128</u>	<u>2,560</u>

TOTAL RECOMMENDED UNITS: 128 TOTAL ACREAGE: 2,560

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

165 00 13 006
900 00 591

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Dutch Flat (PROJECT NAME) Lake Isabella area (GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portion of Sections 12-14 & 24, T26S, R32E, MDB&M

TOTAL PROJECT AREA: <u>971</u> ACRES		ACREAGE
1. NON-JURISDICTIONAL		
1.1 STATE AND FEDERAL LAND		
1.2 INCORPORATED CITIES		
3. PUBLIC FACILITIES		
3.1 PUBLIC AND PRIVATE RECREATION AREAS		<u>2</u>
3.2 EDUCATIONAL FACILITIES		
3.3 OTHER FACILITIES		
5. RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE		
5.2 MAXIMUM 16 UNITS/NET ACRE		
5.3 MAXIMUM 10 UNITS/NET ACRE		
5.4 MAXIMUM 4 UNITS/NET ACRE		
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	<u>10</u>	<u>10</u>
5.6 MINIMUM 2.50 GROSS ACRES/UNIT	<u>133</u>	<u>334.5</u>
5.7 MINIMUM 5.00 GROSS ACRES/UNIT	<u>40</u>	<u>201.5</u>
5.8 MINIMUM 20 GROSS ACRES/UNIT	<u>3</u>	<u>61</u>
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)		
6. COMMERCIAL		
6.1 MAJOR COMMERCIAL		
6.2 GENERAL COMMERCIAL		<u>1</u>
6.3 HIGHWAY COMMERCIAL		
7. INDUSTRIAL		
7.1 LIGHT INDUSTRIAL		
7.2 SERVICE INDUSTRIAL		
7.3 HEAVY INDUSTRIAL		
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE		
8. RESOURCE		
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)		
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)	<u>18</u>	<u>361</u>
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)		
(MIN. 20-AC. OTHER)		
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)		
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)		

TOTAL RECOMMENDED UNITS: 204 TOTAL ACREAGE: 971

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

40 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Golden Hills

(PROJECT NAME)

West Tehachapi

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): T32S, R32E; T32S, R33E, MDB&M

TOTAL PROJECT AREA: 5,980.5 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

4,252	189
377	29
9,898	1,414
2,844	1,016
48	60
717	1,793
10	50
.	

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

83.6
28
5

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

52	1,042
	20

TOTAL RECOMMENDED UNITS: 18,198 TOTAL ACREAGE: 5,980.5

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

165 00 4:006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Grapevine Commercial
(PROJECT NAME)

Grapevine interchange area
(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portion of Sections 17-20, T10N, R19W, SBB&M

TOTAL PROJECT AREA: 440 ACRES ACREAGE

1. ~~NON-JURISDICTIONAL~~

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

440

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 0 TOTAL ACREAGE: 440

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

219 00 4 006

4600 0000

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<u>Hot Springs Valley</u> (PROJECT NAME)	<u>Lake Isabella area</u> (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Portion of W $\frac{1}{2}$ of Sec. 31, T26S, R33E, MDB&M, and portion of Section 6, T27S, R33E, MDB&M	

TOTAL PROJECT AREA: 154 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS 97
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES 6

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

109

39

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL 12
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 109 TOTAL ACREAGE: 154

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

41 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<u>Hudson Ranch</u> (PROJECT NAME)	<u>Klipstein Canyon area</u> (GENERAL AREA)
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LEGAL DESCRIPTION (GENERAL): T10N, R24W and T10N, R23W, SBB&M

TOTAL PROJECT AREA: 12,960 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

1,000
20
200

5. RESIDENTIAL

RECOMMENDED
OF UNITS

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

700

700

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

100
20

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

60
60

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

200

340

4,000
6,800

TOTAL RECOMMENDED UNITS: 1,240 TOTAL ACREAGE: 12,960

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

224 00 666

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Joshua Heights
(PROJECT NAME)

South of Rancho La Liebre
(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): T9N, R16W, SBB&M

TOTAL PROJECT AREA: 7,680 ACRES

ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

10

5

20

5. RESIDENTIAL

RECOMMENDED
OF UNITS

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

2,400

6,000

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

5

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

82

1,640

TOTAL RECOMMENDED UNITS: 2,482 TOTAL ACREAGE: 7,680

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

234 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<p>Keller Valley (PROJECT NAME)</p>	<p>Keene Ranch area (GENERAL AREA)</p>
<p>LEGAL DESCRIPTION (GENERAL): Por. of Secs. 4, 5, 8-10, 15 & 16, T32S, R32E, and Secs. 31 & 32, T31S, R32E, MDB&M</p>	
<p>TOTAL PROJECT AREA: <u>3,750</u> ACRES</p>	<p>ACREAGE</p>
<p>1. NON-JURISDICTIONAL</p>	
1.1 STATE AND FEDERAL LAND	_____
1.2 INCORPORATED CITIES	_____
<p>3. PUBLIC FACILITIES</p>	
3.1 PUBLIC AND PRIVATE RECREATION AREAS	375
3.2 EDUCATIONAL FACILITIES	50
3.3 OTHER FACILITIES	_____
<p>5. RESIDENTIAL</p>	
5.1 MAXIMUM 29 UNITS/NET ACRE	RECOMMENDED # OF UNITS
5.2 MAXIMUM 16 UNITS/NET ACRE	_____
5.3 MAXIMUM 10 UNITS/NET ACRE	_____
5.4 MAXIMUM 4 UNITS/NET ACRE	_____
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	723
5.6 MINIMUM 2.50 GROSS ACRES/UNIT	_____
5.7 MINIMUM 5.00 GROSS ACRES/UNIT	180
5.8 MINIMUM 20 GROSS ACRES/UNIT	50
<p>(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)</p>	
<p>6. COMMERCIAL</p>	
6.1 MAJOR COMMERCIAL	_____
6.2 GENERAL COMMERCIAL	60
6.3 HIGHWAY COMMERCIAL	_____
<p>7. INDUSTRIAL</p>	
7.1 LIGHT INDUSTRIAL	_____
7.2 SERVICE INDUSTRIAL	_____
7.3 HEAVY INDUSTRIAL	_____
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE	_____
<p>8. RESOURCE</p>	
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)	_____
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)	_____
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)	_____
(MIN. 20-AC. OTHER)	_____
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)	_____
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)	_____

TOTAL RECOMMENDED UNITS: 953 TOTAL ACREAGE: 3,750

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

147 00 13.006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<u>Lebec</u> (PROJECT NAME)	<u>Tejon Ranch area</u> (GENERAL AREA)
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LEGAL DESCRIPTION (GENERAL): Portions of Sections 4, 9, 10 & 15, T9N, R19W, SBB&M

TOTAL PROJECT AREA:	370	ACRES	ACREAGE
1. NON-JURISDICTIONAL			
1.1 STATE AND FEDERAL LAND			
1.2 INCORPORATED CITIES			
3. PUBLIC FACILITIES			
3.1 PUBLIC AND PRIVATE RECREATION AREAS			
3.2 EDUCATIONAL FACILITIES			
3.3 OTHER FACILITIES			
		RECOMMENDED	
		# OF UNITS	
5. RESIDENTIAL			
5.1 MAXIMUM 29 UNITS/NET ACRE			
5.2 MAXIMUM 16 UNITS/NET ACRE			
5.3 MAXIMUM 10 UNITS/NET ACRE			
5.4 MAXIMUM 4 UNITS/NET ACRE			
5.5 MINIMUM 1.25 GROSS ACRES/UNIT			
5.6 MINIMUM 2.50 GROSS ACRES/UNIT			
5.7 MINIMUM 5.00 GROSS ACRES/UNIT			
5.8 MINIMUM 20 GROSS ACRES/UNIT			
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)			
6. COMMERCIAL			
6.1 MAJOR COMMERCIAL			100
6.2 GENERAL COMMERCIAL			
6.3 HIGHWAY COMMERCIAL			270
7. INDUSTRIAL			
7.1 LIGHT INDUSTRIAL			
7.2 SERVICE INDUSTRIAL			
7.3 HEAVY INDUSTRIAL			
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE			
8. RESOURCE			
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)			
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)			
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)			
		(MIN. 20-AC. OTHER)	
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)			
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)			

TOTAL RECOMMENDED UNITS: 0 TOTAL ACREAGE: 370

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

237 00 4 006

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

Los Alamos	Tejon Ranch area
(PROJECT NAME)	(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portion of Sec. 36, T9N, R18W, and portions of Secs. 31 & 32, T9N, R17W, SBB&M.

TOTAL PROJECT AREA: 1,150 **ACRES** **ACREAGE**

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

**RECOMMENDED
OF UNITS**

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

50

250

45

900

TOTAL RECOMMENDED UNITS: 95 TOTAL ACREAGE: 1,150

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

235 00 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

MacKenzie (PROJECT NAME) Water Canyon (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Section 31, T32S, R33E, MDB&M

TOTAL PROJECT AREA: <u>88</u> ACRES		ACREAGE
1. NON-JURISDICTIONAL		
1.1 STATE AND FEDERAL LAND		
1.2 INCORPORATED CITIES		
3. PUBLIC FACILITIES		
3.1 PUBLIC AND PRIVATE RECREATION AREAS		10
3.2 EDUCATIONAL FACILITIES		
3.3 OTHER FACILITIES		
5. RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE		
5.2 MAXIMUM 16 UNITS/NET ACRE		
5.3 MAXIMUM 10 UNITS/NET ACRE		
5.4 MAXIMUM 4 UNITS/NET ACRE		
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	19	23
5.6 MINIMUM 2.50 GROSS ACRES/UNIT		
5.7 MINIMUM 5.00 GROSS ACRES/UNIT		
5.8 MINIMUM 20 GROSS ACRES/UNIT		
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)		
6. COMMERCIAL		
6.1 MAJOR COMMERCIAL		
6.2 GENERAL COMMERCIAL		
6.3 HIGHWAY COMMERCIAL		
7. INDUSTRIAL		
7.1 LIGHT INDUSTRIAL		
7.2 SERVICE INDUSTRIAL		
7.3 HEAVY INDUSTRIAL		
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE		
8. RESOURCE		
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)		
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)		
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)		
(MIN. 20-AC. OTHER)		
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)		
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)		55

TOTAL RECOMMENDED UNITS: 19 TOTAL ACREAGE: 88

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

166 31 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Mayfair

Weedpatch Hwy at Muller Road

(PROJECT NAME)

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Sections 12, 13, 14 & 11, T30S, R28E, MDB&M

TOTAL PROJECT AREA: 1,904 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 2,369 TOTAL ACREAGE: 1,904

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

124 00 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Mendiburu Springs (PROJECT NAME) south of Monolith (GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portions of Sections 34-36, T32S, R33E, MDB&M

TOTAL PROJECT AREA: 975 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
3.2 EDUCATIONAL FACILITIES
3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
5.2 MAXIMUM 16 UNITS/NET ACRE
5.3 MAXIMUM 10 UNITS/NET ACRE
5.4 MAXIMUM 4 UNITS/NET ACRE
5.5 MINIMUM 1.25 GROSS ACRES/UNIT
5.6 MINIMUM 2.50 GROSS ACRES/UNIT
5.7 MINIMUM 5.00 GROSS ACRES/UNIT
5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
6.2 GENERAL COMMERCIAL
6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
7.2 SERVICE INDUSTRIAL
7.3 HEAVY INDUSTRIAL
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 319 TOTAL ACREAGE: 975

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<p>Monolith</p> <hr/> <p>(PROJECT NAME)</p>	<p>Monolith</p> <hr/> <p>(GENERAL AREA)</p>	
<p>LEGAL DESCRIPTION (GENERAL): T32S, R33E, MDB&M (Section 25)</p>		
<p>TOTAL PROJECT AREA: <u>263</u> ACRES</p>		ACREAGE
<p>1. NON-JURISDICTIONAL</p> <p>1.1 STATE AND FEDERAL LAND _____</p> <p>1.2 INCORPORATED CITIES _____</p>		
<p>3. PUBLIC FACILITIES</p> <p>3.1 PUBLIC AND PRIVATE RECREATION AREAS _____</p> <p>3.2 EDUCATIONAL FACILITIES _____</p> <p>3.3 OTHER FACILITIES _____</p>		
<p>5. RESIDENTIAL</p> <p>5.1 MAXIMUM 29 UNITS/NET ACRE</p> <p>5.2 MAXIMUM 16 UNITS/NET ACRE</p> <p>5.3 MAXIMUM 10 UNITS/NET ACRE</p> <p>5.4 MAXIMUM 4 UNITS/NET ACRE</p> <p>5.5 MINIMUM 1.25 GROSS ACRES/UNIT</p> <p>5.6 MINIMUM 2.50 GROSS ACRES/UNIT</p> <p>5.7 MINIMUM 5.00 GROSS ACRES/UNIT</p> <p>5.8 MINIMUM 20 GROSS ACRES/UNIT</p>	<p>RECOMMENDED # OF UNITS</p> <p>_____</p> <p>_____</p> <p>238</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>34</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)</p>		
<p>6. COMMERCIAL</p> <p>6.1 MAJOR COMMERCIAL _____</p> <p>6.2 GENERAL COMMERCIAL _____</p> <p>6.3 HIGHWAY COMMERCIAL _____</p>		
<p>7. INDUSTRIAL</p> <p>7.1 LIGHT INDUSTRIAL 229</p> <p>7.2 SERVICE INDUSTRIAL _____</p> <p>7.3 HEAVY INDUSTRIAL _____</p> <p>7.4 AGRICULTURAL INDUSTRIAL AND SERVICE _____</p>		
<p>8. RESOURCE</p> <p>8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL) _____</p> <p>8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL) _____</p> <p>8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON) _____</p> <p style="padding-left: 100px;">(MIN. 20-AC. OTHER) _____</p> <p>8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL) _____</p> <p>8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL) _____</p>		

TOTAL RECOMMENDED UNITS: 238 TOTAL ACREAGE: 263

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

166 25 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Natcha Mesa

(PROJECT NAME)

Tejon Ranch area

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portions of Sections 4 and 9 of T9N, R18W, SBB&M

TOTAL PROJECT AREA:	210	ACRES	ACREAGE
1. NON-JURISDICTIONAL			
1.1 STATE AND FEDERAL LAND			
1.2 INCORPORATED CITIES			
3. PUBLIC FACILITIES			
3.1 PUBLIC AND PRIVATE RECREATION AREAS			15
3.2 EDUCATIONAL FACILITIES			4
3.3 OTHER FACILITIES			
		RECOMMENDED # OF UNITS	
5. RESIDENTIAL			
5.1 MAXIMUM 29 UNITS/NET ACRE			
5.2 MAXIMUM 16 UNITS/NET ACRE			
5.3 MAXIMUM 10 UNITS/NET ACRE		1,057	151
5.4 MAXIMUM 4 UNITS/NET ACRE			
5.5 MINIMUM 1.25 GROSS ACRES/UNIT			
5.6 MINIMUM 2.50 GROSS ACRES/UNIT			
5.7 MINIMUM 5.00 GROSS ACRES/UNIT			
5.8 MINIMUM 20 GROSS ACRES/UNIT			
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)			
6. COMMERCIAL			
6.1 MAJOR COMMERCIAL			
6.2 GENERAL COMMERCIAL			4
6.3 HIGHWAY COMMERCIAL			
7. INDUSTRIAL			
7.1 LIGHT INDUSTRIAL			
7.2 SERVICE INDUSTRIAL			
7.3 HEAVY INDUSTRIAL			
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE			
8. RESOURCE			
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)			
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)			
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)		1	36
		(MIN. 20-AC. OTHER)	
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)			
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)			

TOTAL RECOMMENDED UNITS: 1,053 TOTAL ACREAGE: 210

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION

236 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Neumarkel

(PROJECT NAME)

Hwy 178 and Neumarkel Road

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Section 28, T30S, R30E, MDB&M

TOTAL PROJECT AREA: 438 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
3.2 EDUCATIONAL FACILITIES
3.3 OTHER FACILITIES

5. RESIDENTIAL

RECOMMENDED
OF UNITS

- 5.1 MAXIMUM 29 UNITS/NET ACRE
5.2 MAXIMUM 16 UNITS/NET ACRE
5.3 MAXIMUM 10 UNITS/NET ACRE
5.4 MAXIMUM 4 UNITS/NET ACRE
5.5 MINIMUM 1.25 GROSS ACRES/UNIT
5.6 MINIMUM 2.50 GROSS ACRES/UNIT
5.7 MINIMUM 5.00 GROSS ACRES/UNIT
5.8 MINIMUM 20 GROSS ACRES/UNIT

56

70

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
6.2 GENERAL COMMERCIAL
6.3 HIGHWAY COMMERCIAL

22

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
7.2 SERVICE INDUSTRIAL
7.3 HEAVY INDUSTRIAL
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

346

TOTAL RECOMMENDED UNITS: 56 TOTAL ACREAGE: 438

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

126 28 4006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Neuralia

Hwy 14, NE of Mojave

(PROJECT NAME)

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Section 1 and portion of Section 2, T32S, R36E, MDB&M

TOTAL PROJECT AREA: 960 ACRES

ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

93

234

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

10

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

35

716

TOTAL RECOMMENDED UNITS: 128 TOTAL ACREAGE: 960

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

169 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

North Edwards

(PROJECT NAME)

Clay Mine Road and Hwy 58

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): T11N, R9W, SBB&M

TOTAL PROJECT AREA: 2,943 ACRES

ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

315
735
256
26
368
.

10
10
20

14
105
321
66
1,844

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

15

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

20
25

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

98

493

TOTAL RECOMMENDED UNITS: 1,798 TOTAL ACREAGE: 2,943

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

193 00 1 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Old Towne (PROJECT NAME) State 202 and Valley Road (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): T32S, R32E and T32S, R33E, MDB&M

TOTAL PROJECT AREA: 960 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 257 TOTAL ACREAGE: 960

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

165 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Oso Canyon (PROJECT NAME) Tejon Ranch area (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Portions of Sections 28-33 of T9N, R18W, SBB&M

TOTAL PROJECT AREA: 1,440 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

371

53

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

15

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

68

1,365

TOTAL RECOMMENDED UNITS: 439 TOTAL ACREAGE: 1,440

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

236 40 1 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Pumpkin Center (PROJECT NAME) Greenfield-Pumpkin Center area (GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Ptn. of S½ of Sec. 36, T30S, R27E, and N½ of Sec. 1, T31S, R27E, MDB&M

TOTAL PROJECT AREA: 562 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 932 TOTAL ACREAGE: 562

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Rancheria (PROJECT NAME) north of Lake Ming (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Sections 33-36, T28S, R29E, MDB&M

TOTAL PROJECT AREA: 2,585 ACRES ACREAGE

1. NON-JURISDICTIONAL

1.1 STATE AND FEDERAL LAND	40
1.2 INCORPORATED CITIES	

3. PUBLIC FACILITIES

3.1 PUBLIC AND PRIVATE RECREATION AREAS	55
3.2 EDUCATIONAL FACILITIES	49
3.3 OTHER FACILITIES	40

5. RESIDENTIAL

	RECOMMENDED # OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE	2,250	100
5.2 MAXIMUM 16 UNITS/NET ACRE	3,380	260
5.3 MAXIMUM 10 UNITS/NET ACRE	1,652	236
5.4 MAXIMUM 4 UNITS/NET ACRE	1,310	524
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	253	253
5.6 MINIMUM 2.50 GROSS ACRES/UNIT	58	146
5.7 MINIMUM 5.00 GROSS ACRES/UNIT		
5.8 MINIMUM 20 GROSS ACRES/UNIT		

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

6.1 MAJOR COMMERCIAL	150
6.2 GENERAL COMMERCIAL	
6.3 HIGHWAY COMMERCIAL	

7. INDUSTRIAL

7.1 LIGHT INDUSTRIAL	
7.2 SERVICE INDUSTRIAL	
7.3 HEAVY INDUSTRIAL	
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE	

8. RESOURCE

8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)	24	492
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)		
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)	3	240 (con
		tract
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)		
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)		

TOTAL RECOMMENDED UNITS: 8,930 TOTAL ACREAGE: 2,585

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

83 00 4.006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Rattlesnake Springs
(PROJECT NAME)

South of Wofford Heights
(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portions of Sections 31, 5, 6, 7 & 8, T26S, R33E, MDB&M

TOTAL PROJECT AREA: 1.117 ACRES

ACREAGE

1. ~~NON-JURISDICTIONAL~~

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

315
702
280
567
119

15

3

17

14

54

40

227

225

64

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

30

18

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

20

410

TOTAL RECOMMENDED UNITS: 2,003 TOTAL ACREAGE: 1,117

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

41 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Saltdale

(PROJECT NAME)

Koehn Lake

(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): T29S, R38E and T30S, R38E, MDB&M

TOTAL PROJECT AREA: 2,560 ACRES

ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

1,955

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5

5. RESIDENTIAL

RECOMMENDED
OF UNITS

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

224

560

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

5

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

35

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 224 TOTAL ACREAGE: 2,560

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<p><u>Sorrell Peak</u> (PROJECT NAME)</p>	<p><u>Kelso Valley</u> (GENERAL AREA)</p>
<p>LEGAL DESCRIPTION (GENERAL): Section 20 and portions of Sections 17, 18 & 19, T29S, R35E, MDB&M</p>	
<p>TOTAL PROJECT AREA: <u>1,440</u> ACRES</p>	<p>ACREAGE</p>
<p>1. NON-JURISDICTIONAL</p>	
<p>1.1 STATE AND FEDERAL LAND</p>	<p><u>160</u></p>
<p>1.2 INCORPORATED CITIES</p>	<p>_____</p>
<p>3. PUBLIC FACILITIES</p>	
<p>3.1 PUBLIC AND PRIVATE RECREATION AREAS</p>	<p>_____</p>
<p>3.2 EDUCATIONAL FACILITIES</p>	<p>_____</p>
<p>3.3 OTHER FACILITIES</p>	<p><u>20</u></p>
<p>5. RESIDENTIAL</p>	<p>RECOMMENDED # OF UNITS</p>
<p>5.1 MAXIMUM 29 UNITS/NET ACRE</p>	<p>_____</p>
<p>5.2 MAXIMUM 16 UNITS/NET ACRE</p>	<p>_____</p>
<p>5.3 MAXIMUM 10 UNITS/NET ACRE</p>	<p>_____</p>
<p>5.4 MAXIMUM 4 UNITS/NET ACRE</p>	<p>_____</p>
<p>5.5 MINIMUM 1.25 GROSS ACRES/UNIT</p>	<p>_____</p>
<p>5.6 MINIMUM 2.50 GROSS ACRES/UNIT</p>	<p>_____</p>
<p>5.7 MINIMUM 5.00 GROSS ACRES/UNIT</p>	<p><u>252</u></p>
<p>5.8 MINIMUM 20 GROSS ACRES/UNIT</p>	<p>_____</p>
<p>(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)</p>	
<p>6. COMMERCIAL</p>	
<p>6.1 MAJOR COMMERCIAL</p>	<p>_____</p>
<p>6.2 GENERAL COMMERCIAL</p>	<p>_____</p>
<p>6.3 HIGHWAY COMMERCIAL</p>	<p><u>10</u></p>
<p>7. INDUSTRIAL</p>	
<p>7.1 LIGHT INDUSTRIAL</p>	<p>_____</p>
<p>7.2 SERVICE INDUSTRIAL</p>	<p>_____</p>
<p>7.3 HEAVY INDUSTRIAL</p>	<p>_____</p>
<p>7.4 AGRICULTURAL INDUSTRIAL AND SERVICE</p>	<p>_____</p>
<p>8. RESOURCE</p>	
<p>8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)</p>	<p>_____</p>
<p>8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)</p>	<p>_____</p>
<p>8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)</p>	<p>_____</p>
<p>(MIN. 20-AC. OTHER)</p>	<p><u>31</u></p>
<p>8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)</p>	<p>_____</p>
<p>8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)</p>	<p>_____</p>

TOTAL RECOMMENDED UNITS: 283 TOTAL ACREAGE: 1,440

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

110 00 4 006

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

<u>Stallion Springs</u> (PROJECT NAME)	<u>Tehachapi area</u> (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Por. of Secs. 9-16, 20-29, 32-36 of T32S, R30E, MDB&M; por. Secs. 27-30, T12N, R17W, SBB&M; por. Secs. 7, 8, 17-20 & 28-32, T32S, R31E, MDB&M	
TOTAL PROJECT AREA: <u>16,400</u> ACRES	ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

25

8

5

5. RESIDENTIAL

**RECOMMENDED
OF UNITS**

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

339

640

1,445

4,380

132

660

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

502

10,053

31

629

TOTAL RECOMMENDED UNITS: 2,449 TOTAL ACREAGE: 16,400

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

163 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<u>Tejon Canyon North</u> (PROJECT NAME)	<u>Tejon Ranch area</u> (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Por. of Secs. 14, 15, 22 & 23, T11N, R17W, SBB&M	

TOTAL PROJECT AREA: 600 ACRES ACREAGE

1. ~~NON-JURISDICTIONAL~~

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 495 TOTAL ACREAGE: 600

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Tejon Canyon Resort (PROJECT NAME) Tejon Ranch area (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Portions of Sections 11-14, T11N, R17W, SBB&M

TOTAL PROJECT AREA:	240	ACRES	ACREAGE
1. NON-JURISDICTIONAL			
1.1 STATE AND FEDERAL LAND			
1.2 INCORPORATED CITIES			
3. PUBLIC FACILITIES			
3.1 PUBLIC AND PRIVATE RECREATION AREAS			
3.2 EDUCATIONAL FACILITIES			
3.3 OTHER FACILITIES			
5. RESIDENTIAL	RECOMMENDED # OF UNITS		
5.1 MAXIMUM 29 UNITS/NET ACRE			
5.2 MAXIMUM 16 UNITS/NET ACRE			
5.3 MAXIMUM 10 UNITS/NET ACRE			
5.4 MAXIMUM 4 UNITS/NET ACRE			
5.5 MINIMUM 1.25 GROSS ACRES/UNIT			
5.6 MINIMUM 2.50 GROSS ACRES/UNIT			
5.7 MINIMUM 5.00 GROSS ACRES/UNIT			
5.8 MINIMUM 20 GROSS ACRES/UNIT			
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)			
6. COMMERCIAL			
6.1 MAJOR COMMERCIAL			
6.2 GENERAL COMMERCIAL			240
6.3 HIGHWAY COMMERCIAL			
7. INDUSTRIAL			
7.1 LIGHT INDUSTRIAL			
7.2 SERVICE INDUSTRIAL			
7.3 HEAVY INDUSTRIAL			
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE			
8. RESOURCE			
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)			
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)			
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)			
	(MIN. 20-AC. OTHER)		
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)			
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)			

TOTAL RECOMMENDED UNITS: 0 TOTAL ACREAGE: 240

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

201 00 102

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Tejon Canyon South (PROJECT NAME) Tejon Ranch area (GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portion of S½ of T11N, R16W, SBB&M

TOTAL PROJECT AREA: <u>1,250</u> ACRES		ACREAGE
1. NON-JURISDICTIONAL		
1.1 STATE AND FEDERAL LAND		
1.2 INCORPORATED CITIES		
3. PUBLIC FACILITIES		
3.1 PUBLIC AND PRIVATE RECREATION AREAS		<u>12</u>
3.2 EDUCATIONAL FACILITIES		<u>3</u>
3.3 OTHER FACILITIES		
5. RESIDENTIAL		
5.1 MAXIMUM 29 UNITS/NET ACRE	RECOMMENDED	
5.2 MAXIMUM 16 UNITS/NET ACRE	# OF UNITS	
5.3 MAXIMUM 10 UNITS/NET ACRE		
5.4 MAXIMUM 4 UNITS/NET ACRE	<u>420</u>	<u>60</u>
5.5 MINIMUM 1.25 GROSS ACRES/UNIT		
5.6 MINIMUM 2.50 GROSS ACRES/UNIT		
5.7 MINIMUM 5.00 GROSS ACRES/UNIT		
5.8 MINIMUM 20 GROSS ACRES/UNIT		
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)		
6. COMMERCIAL		
6.1 MAJOR COMMERCIAL		
6.2 GENERAL COMMERCIAL		<u>3</u>
6.3 HIGHWAY COMMERCIAL		
7. INDUSTRIAL		
7.1 LIGHT INDUSTRIAL		
7.2 SERVICE INDUSTRIAL		
7.3 HEAVY INDUSTRIAL		
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE		
8. RESOURCE		
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)		
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)		
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)	<u>59</u>	<u>1,172</u>
	(MIN. 20-AC. OTHER)	
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)		
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)		

TOTAL RECOMMENDED UNITS: 479 TOTAL ACREAGE: 1,250

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION

200 00 4 006

D-53

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

Tejon Creek #2 (PROJECT NAME) Tejon Ranch area (GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Por. E½ of E½ of T11N, R18W and por. of W¼ly 3/4 of T11N, R17W, SBB&M

TOTAL PROJECT AREA: 262 ACRES ACREAGE

1. **NON-JURISDICTIONAL**

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. **PUBLIC FACILITIES**

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. **RESIDENTIAL**

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. **COMMERCIAL**

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

262

7. **INDUSTRIAL**

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. **RESOURCE**

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 0 TOTAL ACREAGE: 262

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION

201 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Tejon Hills	Tejon Ranch area
(PROJECT NAME)	(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Ptn. NW¼ of T11N, R17W and ptn. NE¼ T11N, R18W, SBB&M

TOTAL PROJECT AREA: 5,115 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 408 TOTAL ACREAGE: 5,115

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

201 010 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

The Loop (PROJECT NAME) Keene Ranch area (GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Portion of Sections 28 and 33 of T31S, R32E, MDB&M

TOTAL PROJECT AREA: 510 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 198 TOTAL ACREAGE: 510

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

147 00 4 006

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

Tunis Creek (PROJECT NAME) Tejon Ranch area (GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Ptn. of Secs. 31-33, T11N, R18W, and ptn. of Secs. 4-9, T10N, R18W, SBB&M

TOTAL PROJECT AREA: 650 ACRES ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

20

6

5. RESIDENTIAL

**RECOMMENDED
OF UNITS**

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

1,638

234

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

110

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

120

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

4

80

4

80

TOTAL RECOMMENDED UNITS: 1,646 TOTAL ACREAGE: 650

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

201R 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<u>Tunis Ridge</u> (PROJECT NAME)	<u>Tejon Ranch area</u> (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Ptns. Secs. 31-33, T11N, R18W, and ptns. Secs. 4-9, T10N, R18W, SBB&M	
TOTAL PROJECT AREA: <u>650</u> ACRES	ACREAGE
1. NON -JURISDICTIONAL	
1.1 STATE AND FEDERAL LAND	_____
1.2 INCORPORATED CITIES	_____
3. PUBLIC FACILITIES	
3.1 PUBLIC AND PRIVATE RECREATION AREAS	_____ 8
3.2 EDUCATIONAL FACILITIES	_____ 2
3.3 OTHER FACILITIES	_____
5. RESIDENTIAL	RECOMMENDED # OF UNITS
5.1 MAXIMUM 29 UNITS/NET ACRE	_____
5.2 MAXIMUM 16 UNITS/NET ACRE	_____
5.3 MAXIMUM 10 UNITS/NET ACRE	_____ 630
5.4 MAXIMUM 4 UNITS/NET ACRE	_____ 90
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	_____
5.6 MINIMUM 2.50 GROSS ACRES/UNIT	_____
5.7 MINIMUM 5.00 GROSS ACRES/UNIT	_____
5.8 MINIMUM 20 GROSS ACRES/UNIT	_____
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)	
6. COMMERCIAL	
6.1 MAJOR COMMERCIAL	_____
6.2 GENERAL COMMERCIAL	_____ 3
6.3 HIGHWAY COMMERCIAL	_____
7. INDUSTRIAL	
7.1 LIGHT INDUSTRIAL	_____
7.2 SERVICE INDUSTRIAL	_____
7.3 HEAVY INDUSTRIAL	_____
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE	_____
8. RESOURCE	
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)	_____
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)	_____
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)	_____ 27
(MIN. 20-AC. OTHER)	_____ 547
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)	_____
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)	_____

TOTAL RECOMMENDED UNITS: 657 TOTAL ACREAGE: 650

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

201 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Vista Peak #1
(PROJECT NAME)
LEGAL DESCRIPTION (GENERAL): Portion of Sections 33 & 34, T10N, R19W, SBB&M

Tejon Ranch area
(GENERAL AREA)

TOTAL PROJECT AREA:	1,000	ACRES	ACREAGE
1. NON-JURISDICTIONAL			
1.1 STATE AND FEDERAL LAND			
1.2 INCORPORATED CITIES			
3. PUBLIC FACILITIES			
3.1 PUBLIC AND PRIVATE RECREATION AREAS			6
3.2 EDUCATIONAL FACILITIES			2
3.3 OTHER FACILITIES			
5. RESIDENTIAL		RECOMMENDED # OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE			
5.2 MAXIMUM 16 UNITS/NET ACRE			
5.3 MAXIMUM 10 UNITS/NET ACRE		504	72
5.4 MAXIMUM 4 UNITS/NET ACRE			
5.5 MINIMUM 1.25 GROSS ACRES/UNIT			
5.6 MINIMUM 2.50 GROSS ACRES/UNIT			
5.7 MINIMUM 5.00 GROSS ACRES/UNIT			
5.8 MINIMUM 20 GROSS ACRES/UNIT			
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)			
6. COMMERCIAL			
6.1 MAJOR COMMERCIAL			
6.2 GENERAL COMMERCIAL			
6.3 HIGHWAY COMMERCIAL			
7. INDUSTRIAL			
7.1 LIGHT INDUSTRIAL			
7.2 SERVICE INDUSTRIAL			
7.3 HEAVY INDUSTRIAL			
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE			
8. RESOURCE			
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)			
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)			
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)		46	920
		(MIN. 20-AC. OTHER)	
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)			
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)			

TOTAL RECOMMENDED UNITS: 550 TOTAL ACREAGE: 1,000

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

Vista Peak #2 (PROJECT NAME) Tejon Ranch area
(GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Portions of Sections 33 & 34, T10N, R19W, SBB&M

TOTAL PROJECT AREA: <u>1,140</u> ACRES		ACREAGE
1. NON-JURISDICTIONAL		
1.1 STATE AND FEDERAL LAND		
1.2 INCORPORATED CITIES		
3. PUBLIC FACILITIES		
3.1 PUBLIC AND PRIVATE RECREATION AREAS		12
3.2 EDUCATIONAL FACILITIES		3
3.3 OTHER FACILITIES		
5. RESIDENTIAL	RECOMMENDED # OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE		
5.2 MAXIMUM 16 UNITS/NET ACRE		
5.3 MAXIMUM 10 UNITS/NET ACRE		
5.4 MAXIMUM 4 UNITS/NET ACRE	962	385
5.5 MINIMUM 1.25 GROSS ACRES/UNIT		
5.6 MINIMUM 2.50 GROSS ACRES/UNIT		
5.7 MINIMUM 5.00 GROSS ACRES/UNIT		
5.8 MINIMUM 20 GROSS ACRES/UNIT		
(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)		
6. COMMERCIAL		
6.1 MAJOR COMMERCIAL		
6.2 GENERAL COMMERCIAL		
6.3 HIGHWAY COMMERCIAL		
7. INDUSTRIAL		
7.1 LIGHT INDUSTRIAL		
7.2 SERVICE INDUSTRIAL		
7.3 HEAVY INDUSTRIAL		
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE		
8. RESOURCE		
8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)		
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)		
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)	37	740
	(MIN. 20-AC. OTHER)	
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)		
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)		

TOTAL RECOMMENDED UNITS: 999 TOTAL ACREAGE: 1,140

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

219 00 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

West Edwards Road Settlement
(PROJECT NAME)

Lookout Hill
(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): T10N, R11W and T10N, R12W, SBB&M

TOTAL PROJECT AREA: 3,355 ACRES

ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

RECOMMENDED
OF UNITS

1,265
34
.

5
2
5

3,163
170

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

10

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
(MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 1,299 TOTAL ACREAGE: 3,355

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

213 00 1 006

<u>White Wolf</u> (PROJECT NAME)	<u>Tejon Ranch area</u> (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Ptn. Sec. 36, T30S, R30E; ptn. Secs. 31 & 32, T30S, R31E; ptns. Secs. 1, 2, 11-13 & 24, T31S, R30E; and ptns. Secs. 5-8 & 18, T31S, R31E, MDB&M	
TOTAL PROJECT AREA: 4,100 ACRES	ACREAGE

White Wolf Tejon Ranch area
(PROJECT NAME) (GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Ptn. Sec. 36, T30S, R30E; ptn. Secs. 31 & 32, T30S, R31E; ptns. Secs. 1, 2, 11-13 & 24, T31S, R30E; and ptns. Secs. 5-8 & 18, T31S, R31E, MDB&M

TOTAL PROJECT AREA:	4.100	ACRES	ACREAGE
---------------------	-------	-------	---------

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
1.2 INCORPORATED CITIES

- ### 3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
3.2 EDUCATIONAL FACILITIES
3.3 OTHER FACILITIES

RECOMMENDED
OF UNITS

- ## 5. RESIDENTIAL

- | | | |
|-----|---------|-----------------------|
| 5.1 | MAXIMUM | 29 UNITS/NET ACRE |
| 5.2 | MAXIMUM | 16 UNITS/NET ACRE |
| 5.3 | MAXIMUM | 10 UNITS/NET ACRE |
| 5.4 | MAXIMUM | 4 UNITS/NET ACRE |
| 5.5 | MINIMUM | 1.25 GROSS ACRES/UNIT |
| 5.6 | MINIMUM | 2.50 GROSS ACRES/UNIT |
| 5.7 | MINIMUM | 5.00 GROSS ACRES/UNIT |
| 5.8 | MINIMUM | 20 GROSS ACRES/UNIT |

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

- ## 6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
6.2 GENERAL COMMERCIAL
6.3 HIGHWAY COMMERCIAL

- ## 7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

- ## 8. RESOURCE

- | | | |
|-----|-----------------------|----------------------|
| 8.1 | INTENSIVE AGRICULTURE | (MIN. 20-AC. PARCEL) |
| 8.2 | RESOURCE RESERVE | (MIN. 20-AC. PARCEL) |
| 8.3 | EXTENSIVE AGRICULTURE | (MIN. 80-AC. AG.CON) |
| | | (MIN. 20-AC. OTHER) |
| 8.4 | MINERAL AND PETROLEUM | (MIN. 5-AC. PARCEL) |
| 8.5 | RESOURCE MANAGEMENT | (MIN. 20-AC. PARCEL) |

TOTAL RECOMMENDED UNITS: 2,014 TOTAL ACREAGE: 4,100

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

<u>Willow Springs</u> (PROJECT NAME)	<u>Antelope Valley</u> (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Portions of T9N, R13W, R14W, and R15W, SBB&M	

TOTAL PROJECT AREA: 44,740 ACRES ACREAGE

1. NON-JURISDICTIONAL

1.1 STATE AND FEDERAL LAND	890
1.2 INCORPORATED CITIES	

3. PUBLIC FACILITIES

3.1 PUBLIC AND PRIVATE RECREATION AREAS	600
3.2 EDUCATIONAL FACILITIES	285
3.3 OTHER FACILITIES	1,600

5. RESIDENTIAL

RECOMMENDED
OF UNITS

5.1 MAXIMUM 29 UNITS/NET ACRE		
5.2 MAXIMUM 16 UNITS/NET ACRE	7,800	600
5.3 MAXIMUM 10 UNITS/NET ACRE	7,700	1,100
5.4 MAXIMUM 4 UNITS/NET ACRE	4,200	1,500
5.5 MINIMUM 1.25 GROSS ACRES/UNIT	14,332	17,915
5.6 MINIMUM 2.50 GROSS ACRES/UNIT	600	1,500
5.7 MINIMUM 5.00 GROSS ACRES/UNIT	300	1,500
5.8 MINIMUM 20 GROSS ACRES/UNIT		

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

6.1 MAJOR COMMERCIAL	280
6.2 GENERAL COMMERCIAL	330
6.3 HIGHWAY COMMERCIAL	50

7. INDUSTRIAL

7.1 LIGHT INDUSTRIAL	640
7.2 SERVICE INDUSTRIAL	640
7.3 HEAVY INDUSTRIAL	640
7.4 AGRICULTURAL INDUSTRIAL AND SERVICE	2,560

8. RESOURCE

8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)		10,000
8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)		2,110
8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)		
	(MIN. 20-AC. OTHER)	
8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)		
8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)		

TOTAL RECOMMENDED UNITS: 34,932 TOTAL ACREAGE: 44,740

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

232.000.4 006

Winters Ridge (PROJECT NAME)	Tejon Ranch area (GENERAL AREA)
LEGAL DESCRIPTION (GENERAL): Portion of Sections 7-9 and 16-18, T10N, R17W, SBB&M	

1. ~~NON-JURISDICTIONAL~~

1.2 INCORPORATED CITIES

3. PUBLIC FACILITIES

3.1 PUBLIC AND PRIVATE RECREATION AREAS

3.2 EDUCATIONAL FACILITIES

3.3 OTHER FACILITIES

5. RESIDENTIAL

5.1 MAXIMUM 29 UNITS/NET ACRE

5.2 MAXIMUM 16 UNITS/NET ACRE

5.3 MAXIMUM 10 UNITS/NET ACRE

5.4 MAXIMUM 4 UNITS/NET ACRE

5.5 MINIMUM 1.25 GROSS ACRES/UNIT

5.6 MINIMUM 2.50 GROSS ACRES/UNIT

5.7 MINIMUM 5.00 GROSS ACRES/UNIT

5.8 MINIMUM 20 GROSS ACRES/UNIT

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

6.1 MAJOR COMMERCIAL

6.2 GENERAL COMMERCIAL

6.3 HIGHWAY COMMERCIAL.

7. INDUSTRIAL

7.1 LIGHT INDUSTRIAL

7.2 SERVICE INDUSTRIAL

7.3 HEAVY INDUSTRIAL

7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)

8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)

8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)

(MIN. 20-AC. OTHER)

8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)

8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 274 TOTAL ACREAGE: 350

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

218 60 4 006

SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE

Wonder Acres
(PROJECT NAME)
LEGAL DESCRIPTION (GENERAL): T32S, R36E, MDB&M

Highway 14 @ Calif. City Blvd.
(GENERAL AREA)

TOTAL PROJECT AREA: 2,137 ACRES

ACREAGE

1. NON-JURISDICTIONAL

- 1.1 STATE AND FEDERAL LAND
- 1.2 INCORPORATED CITIES

200

3. PUBLIC FACILITIES

- 3.1 PUBLIC AND PRIVATE RECREATION AREAS
- 3.2 EDUCATIONAL FACILITIES
- 3.3 OTHER FACILITIES

5. RESIDENTIAL

RECOMMENDED
OF UNITS

- 5.1 MAXIMUM 29 UNITS/NET ACRE
- 5.2 MAXIMUM 16 UNITS/NET ACRE
- 5.3 MAXIMUM 10 UNITS/NET ACRE
- 5.4 MAXIMUM 4 UNITS/NET ACRE
- 5.5 MINIMUM 1.25 GROSS ACRES/UNIT
- 5.6 MINIMUM 2.50 GROSS ACRES/UNIT
- 5.7 MINIMUM 5.00 GROSS ACRES/UNIT
- 5.8 MINIMUM 20 GROSS ACRES/UNIT

182

14

106

132

606

1,515

54

273

(UP TO 20% DENSITY BONUS WILL BE GRANTED TO RESIDENTIAL LAND USE HAVING
PUBLIC SERVICE AND URBAN SERVICES AVAILABLE)

6. COMMERCIAL

- 6.1 MAJOR COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 HIGHWAY COMMERCIAL

1

2

7. INDUSTRIAL

- 7.1 LIGHT INDUSTRIAL
- 7.2 SERVICE INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL
- 7.4 AGRICULTURAL INDUSTRIAL AND SERVICE

8. RESOURCE

- 8.1 INTENSIVE AGRICULTURE (MIN. 20-AC. PARCEL)
- 8.2 RESOURCE RESERVE (MIN. 20-AC. PARCEL)
- 8.3 EXTENSIVE AGRICULTURE (MIN. 80-AC. AG.CON)
- (MIN. 20-AC. OTHER)
- 8.4 MINERAL AND PETROLEUM (MIN. 5-AC. PARCEL)
- 8.5 RESOURCE MANAGEMENT (MIN. 20-AC. PARCEL)

TOTAL RECOMMENDED UNITS: 948 TOTAL ACREAGE: 2,137

NOTE: THE ABOVE DENSITIES ARE MAXIMUMS AND MAY BE REDUCED TO ACCEPTABLE LEVELS
IF ENVIRONMENTAL ANALYSIS AND/OR GENERAL PLAN POLICIES REQUIRE REDUCTION.

169 00 4 006

APPENDIX E

DESIGNATION CONSISTENCY OF LAND USE DESIGNATIONS AND ZONE CLASSIFICATIONS

It will be necessary to utilize the existing Kern County Land Use Zoning Ordinance without revision on an interim basis. Since the entire County is precisely zoned, certain inconsistencies will exist when the General Plan is adopted. Substantial sections of the Zoning Ordinance will require revision before full consistency between the General Plan and the Zoning Ordinance can be achieved. The matrix is intended to bridge the gap in time between plan adoption and necessary Zoning Ordinance revisions.

To utilize the matrix, general plan, and rural community map designation codes, zoning ordinance maps and administrative zone maps can be cross-referenced to allow a consistency check as required by Section 65860 of the Government Code. A black dot on the matrix indicates consistency; a blank indicates that a land use designation and zone classification are inconsistent.

ZONE CLASSIFICATION

LAND USE, OPEN SPACE, AND CONSERVATION DESIGNATION	
R-1	1.1 NON-JURIS
R-2	1.2 INCORP CITY
R-3	3.1 PARKS AND REC
R-4	3.2 EDUCATION FAC
R-5	3.3 TRANSMISSION AND OTHERS
E	4.1 ADOPTED SPEC PLAN
E-1	4.2 RURAL COMM
E-2	4.3 SP PLAN REQD
E-3	5.1 20 DU/ACRE
E-4	5.2 16 DU/ACRE
E-5	5.3 10 DU/ACRE
E-6	5.4 4 DU ACRE
E-7	5.5 1 DU/1 1/4 AC
E-8	5.6 1 DU/2 1/2 AC
M-S	5.7 1 DU/5 ACRES
M-S-1	5.8 1 DU/20 ACRE
M-S-2	6.1 MAJOR COMM
M-S-3	6.2 GEN'L COMM
M-S-4	6.3 HIGHWAY COMM
M-S-5	7.1 LIGHT INDUST
M-S-6	7.2 INDUSTRIAL
M-S-7	7.3 HEAVY INDUST
M-S-8	7.4 AG INDUSTRY
T	8.1 INTENSIVE AG
M-P	8.2 RESOURCE RES (20 AC MIN)
B	8.3 EXTENSIVE AG (80 ACRE MIN)
C-0	8.4 MINERAL RES
C-1	8.5 RESOURCE MGMT
C-2	
M-1	
M-2	
M-3	
A (20)	
A-1	
A-2	
R-F	
FP-P	
FP-S	
MUD	
P	
OS	
NR	
NR-5	
NR-10	
NR-20	
NR-40	
A (30)	

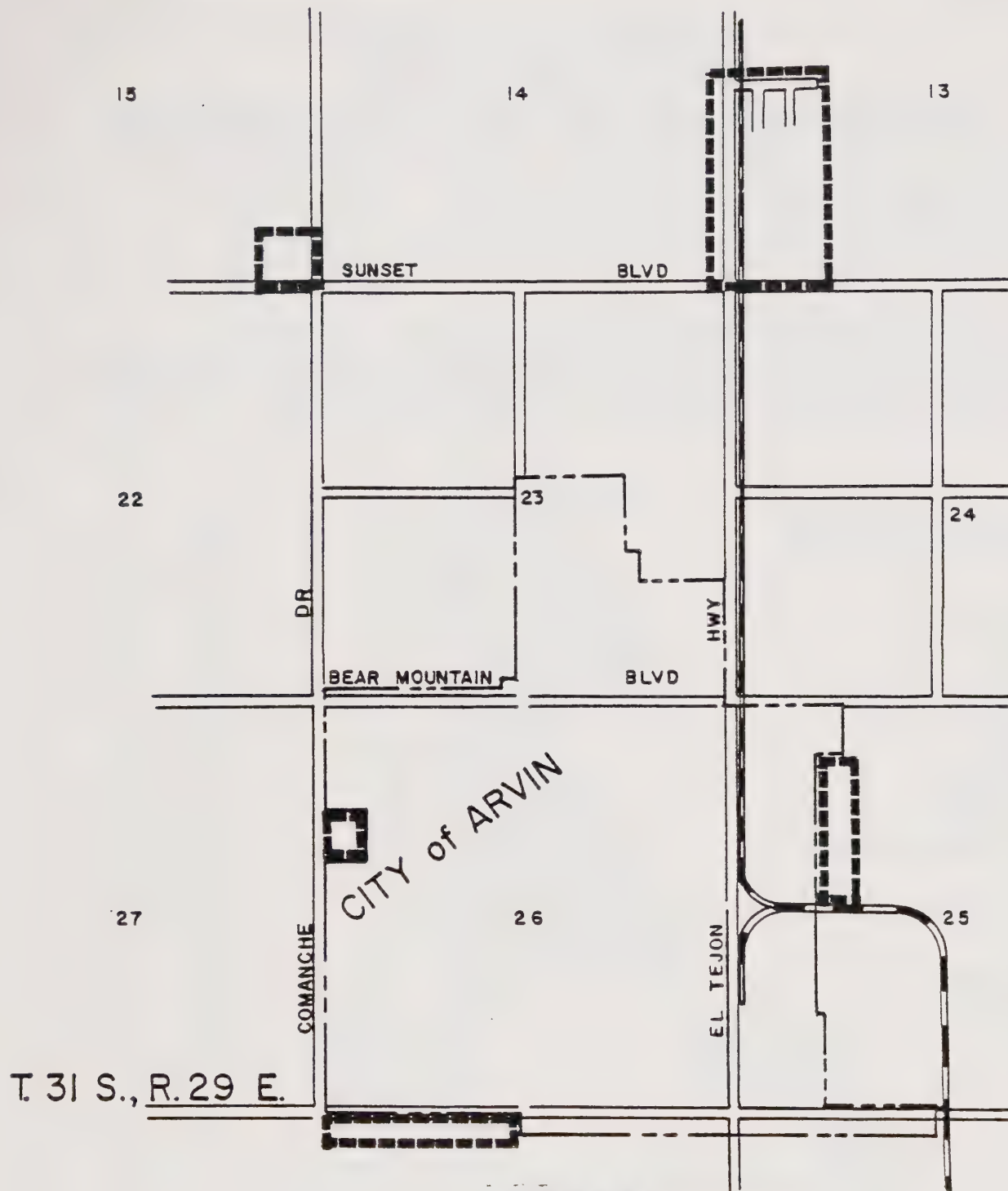
APPENDIX F

DESIGNATED URBAN AREA MAPS

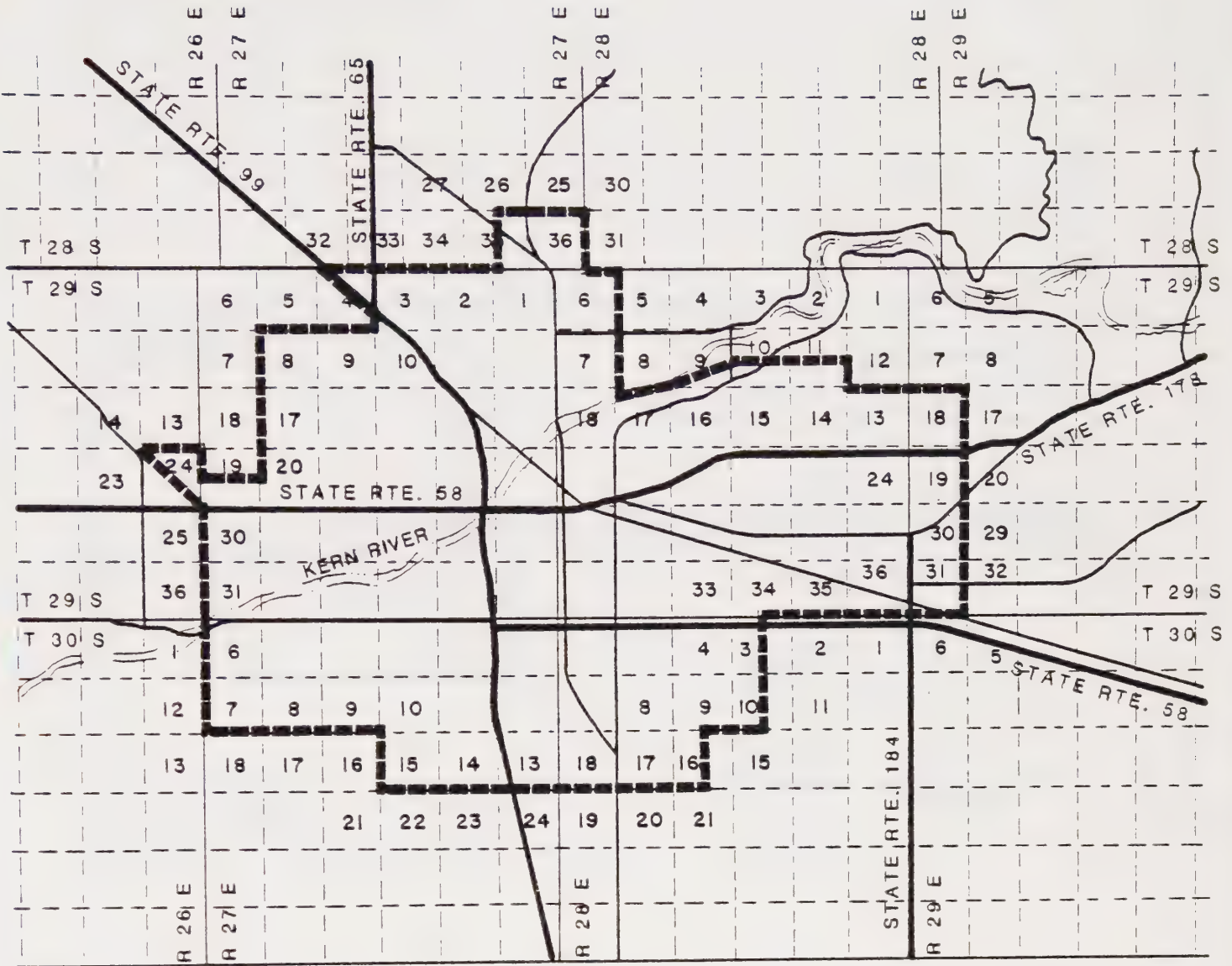
The intensity of land use which will require services and facilities will vary among the three regions and according to plan policies directed to areas inside and outside Designated Urban Areas. The following maps reflect the adopted boundaries of the County's Designated Urban Areas:

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Frazier	F-8
Greenfield	F-9
Inyokern	F-10
Kernville	F-11
Lake Isabella-Bodfish	F-12
Lamont	F-13
Lost Hills	F-14
McFarland	F-15
Mojave	F-16
Ridgecrest	F-17
Rosamond	F-18
Shafter	F-19
Taft	F-20
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Wasco	F-22



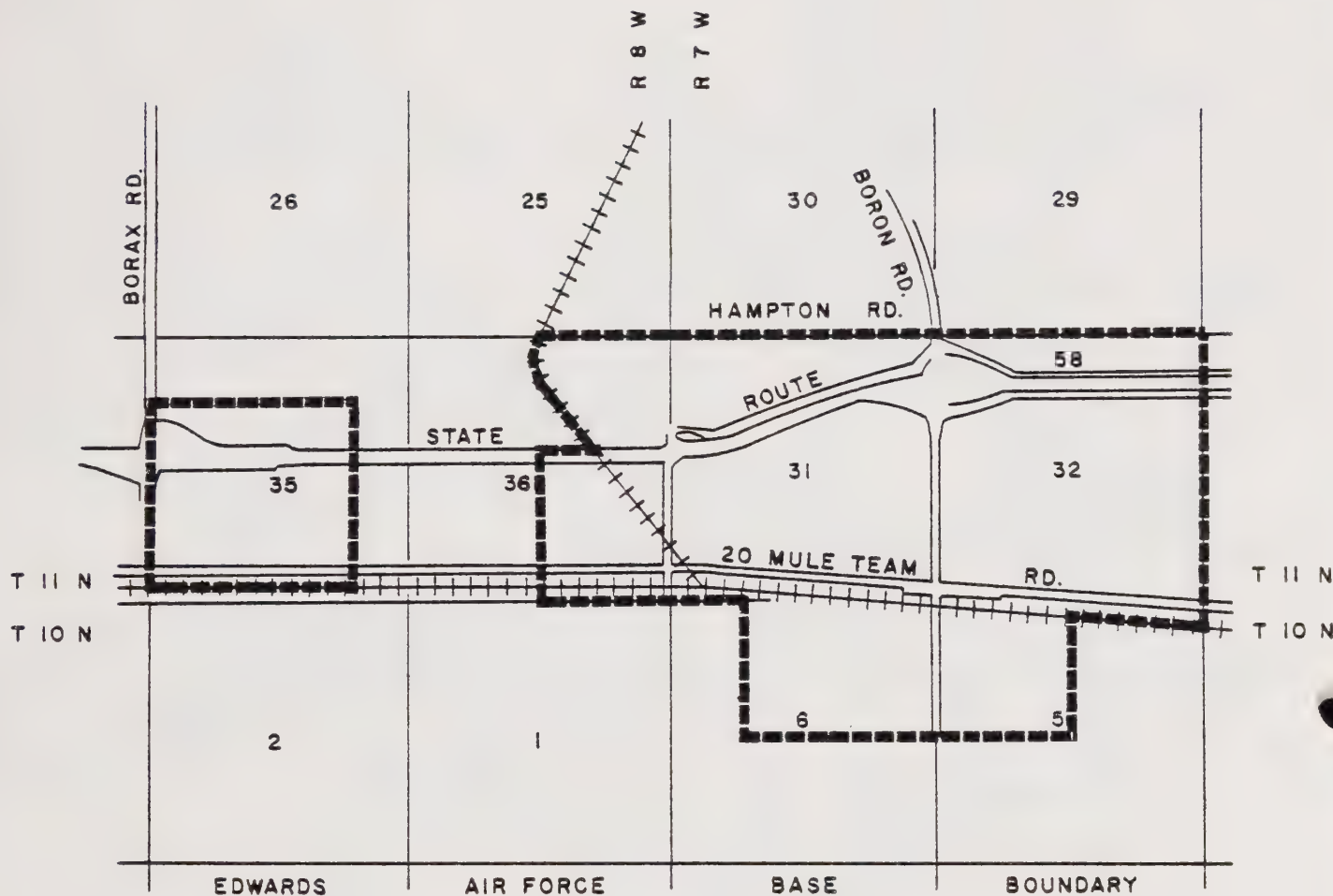
PARCEL MAP ORDINANCE SEC. 5851.20.1



BAKERSFIELD



DESIGNATED URBAN AREA

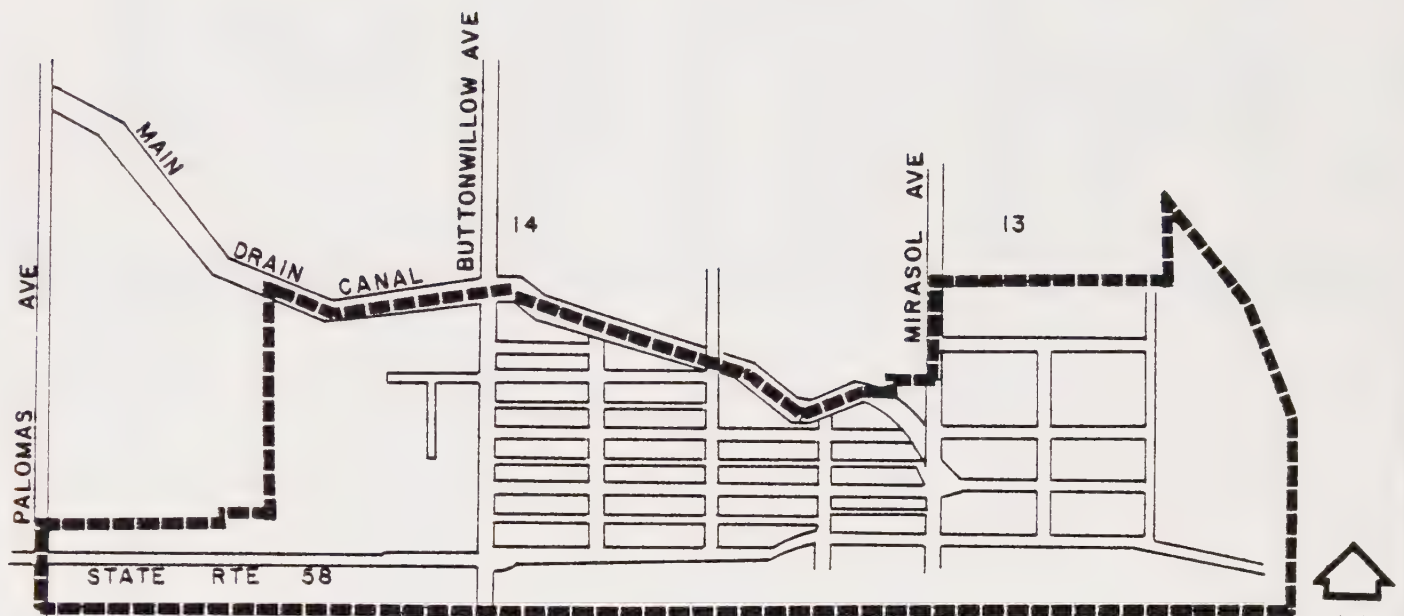


BORON



DESIGNATED URBAN AREA

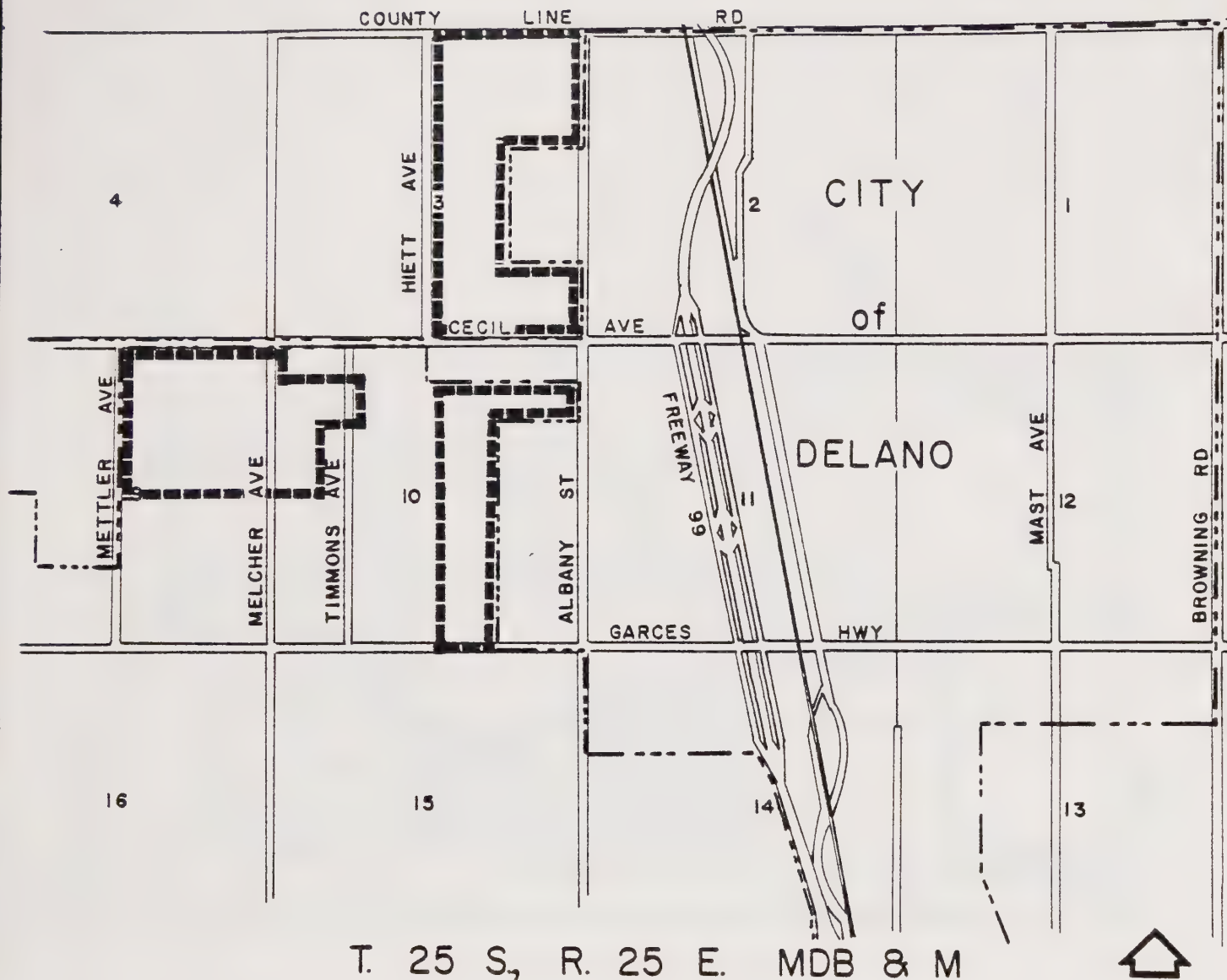
T. 29 S., R. 23 E.



BUTTONWILLOW

DESIGNATED URBAN AREA

PARCEL MAP ORDINANCE 5851.20.1

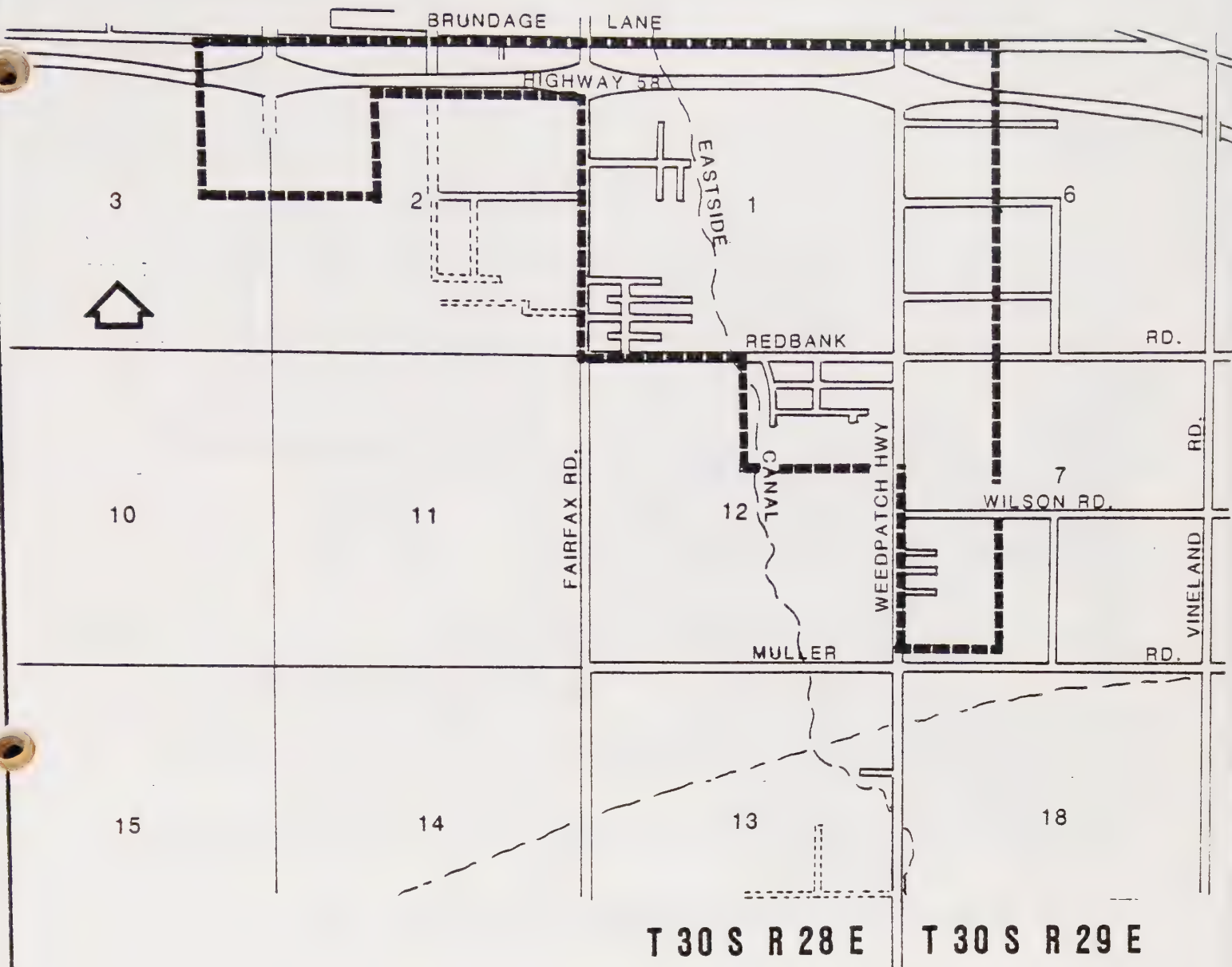


T. 25 S., R. 25 E. MDB & M

DELANO

DESIGNATED URBAN AREA

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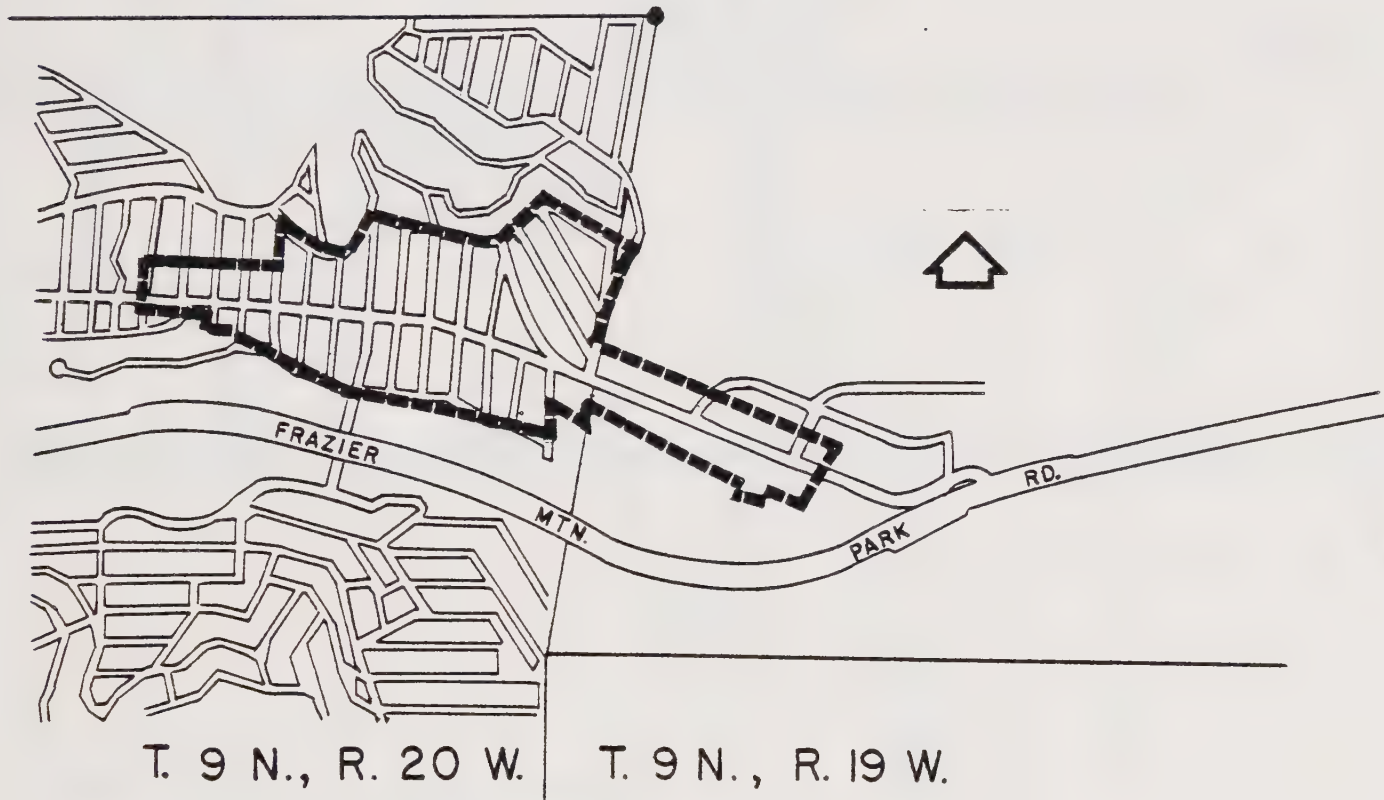


FAIRFAX

DESIGNATED URBAN AREA

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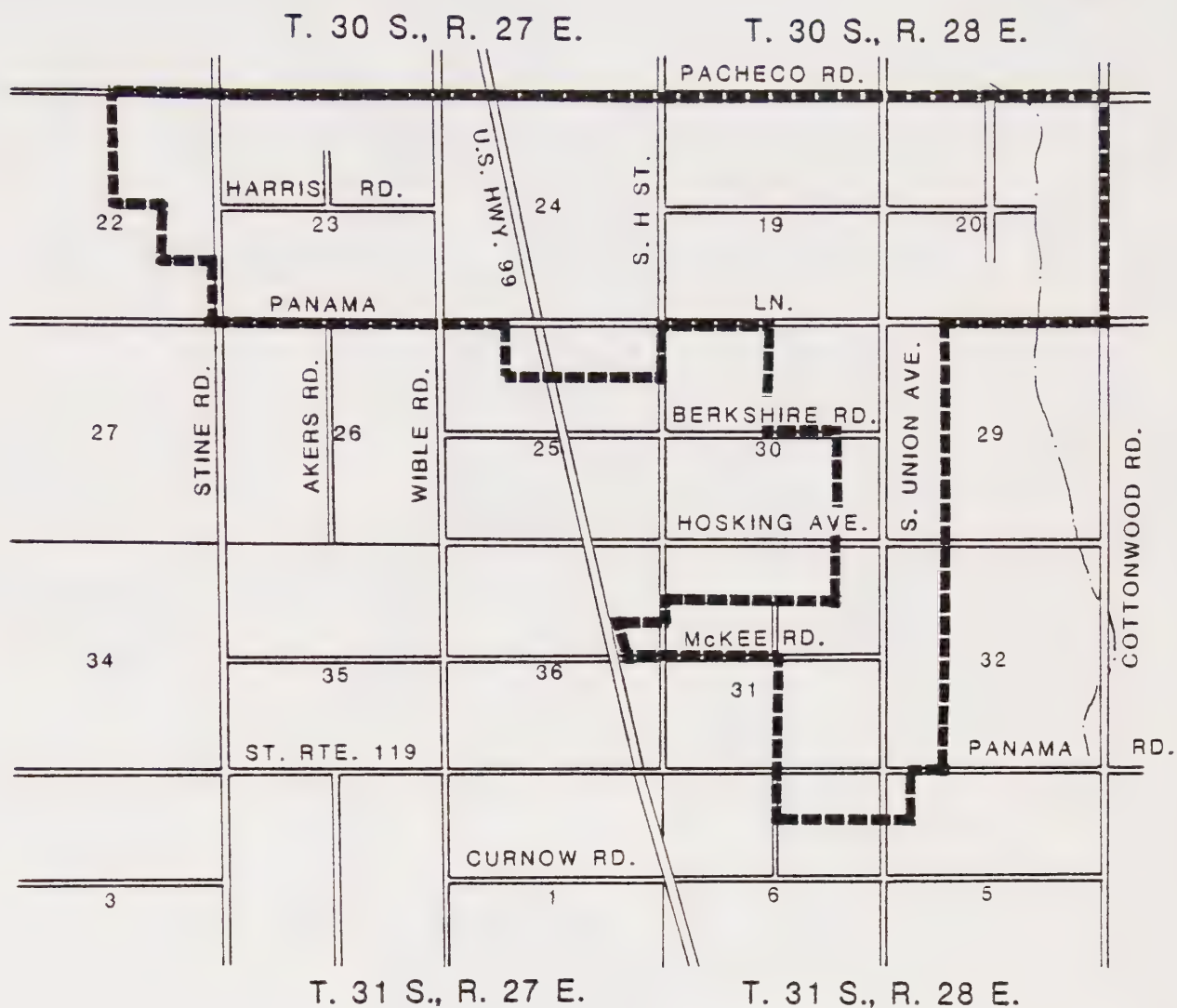
NE COR SEC. 36



FRAZIER PARK

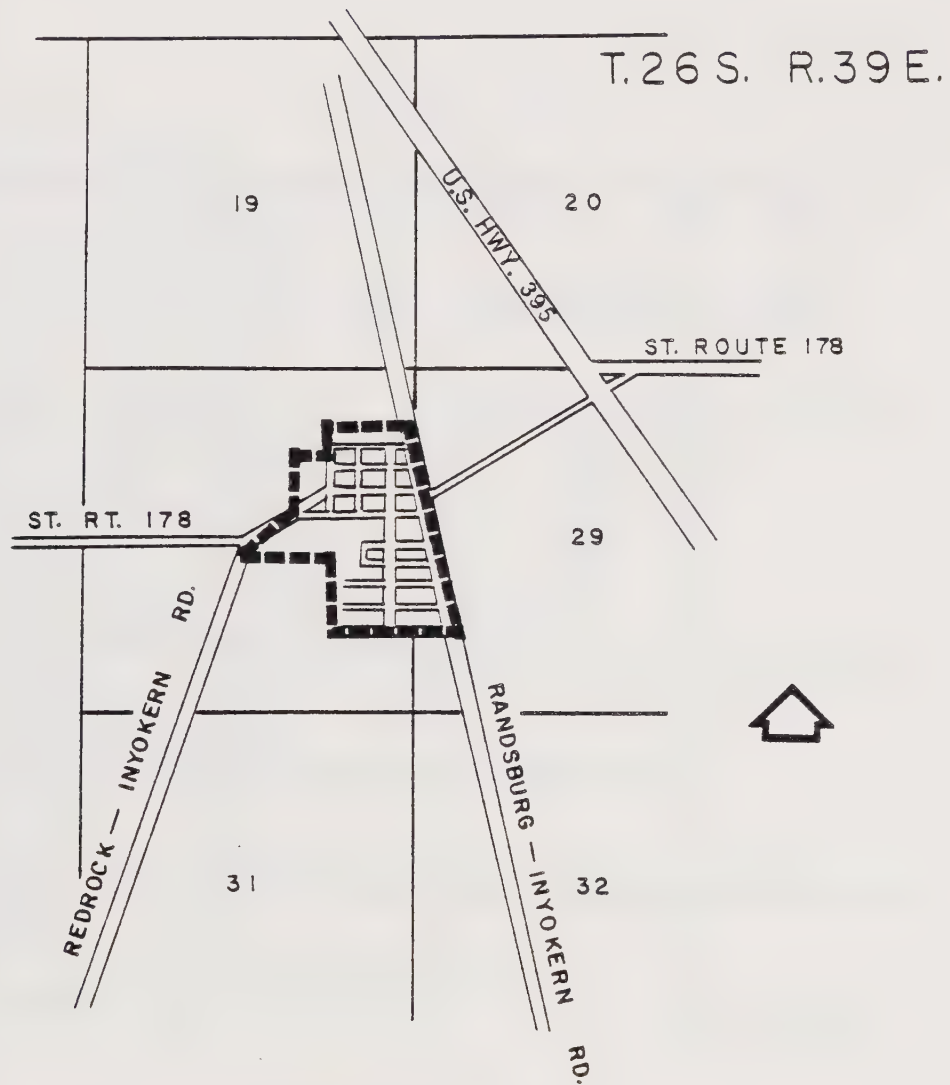
DESIGNATED URBAN AREA

PARCEL MAP ORDINANCE SEC. 5851.20.1



GREENFIELD

DESIGNATED URBAN AREA

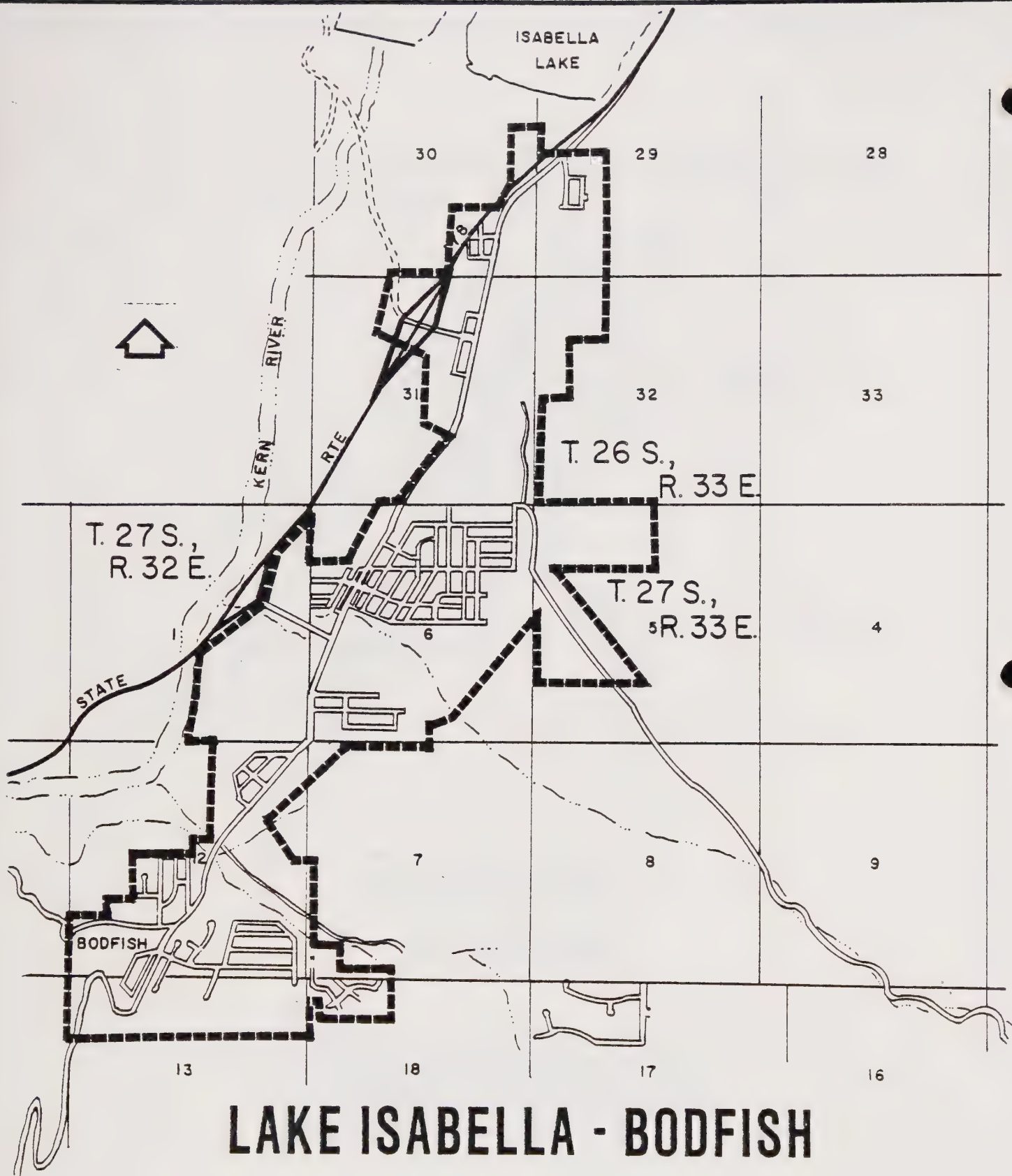


INYOKERN

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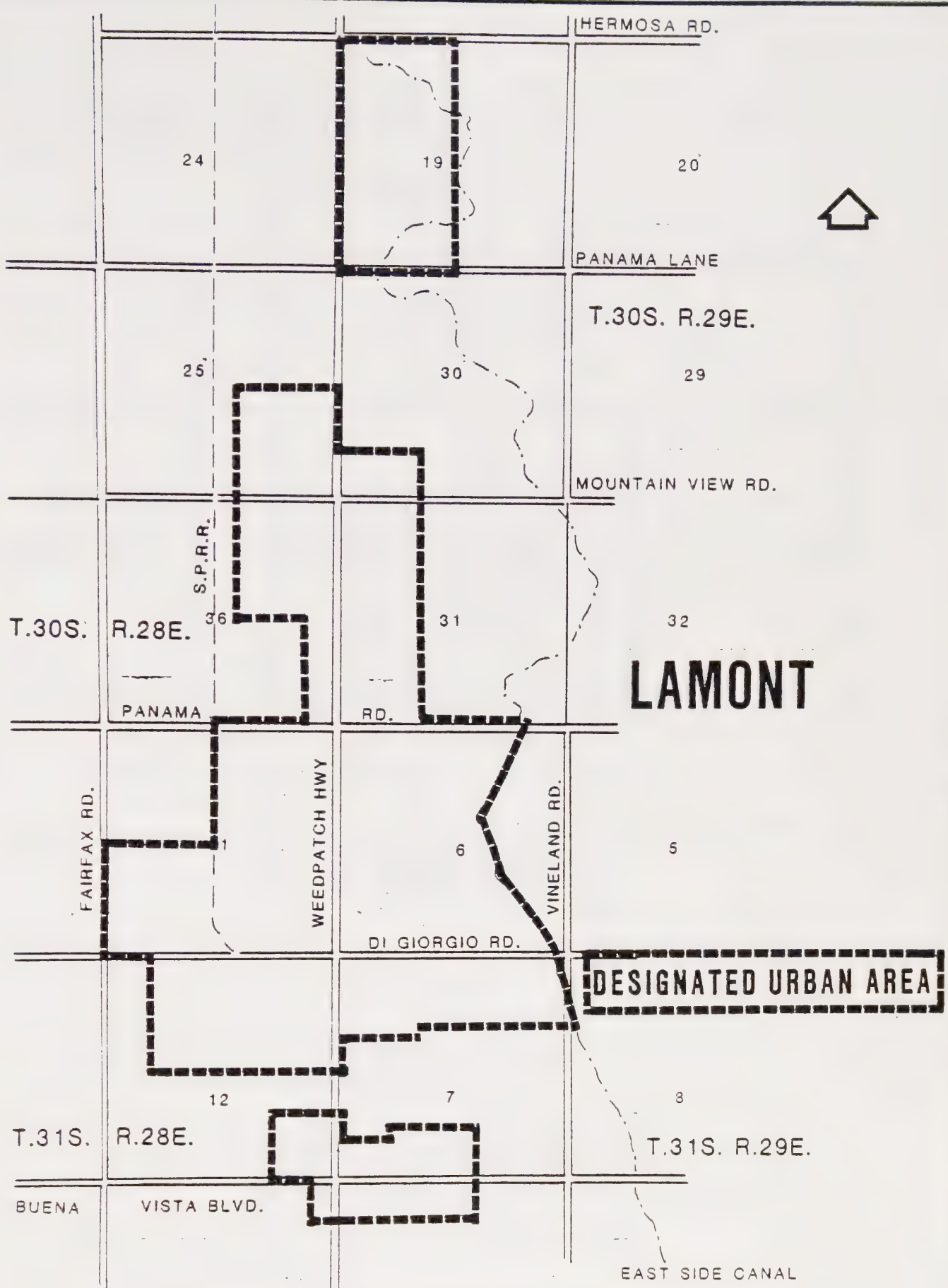


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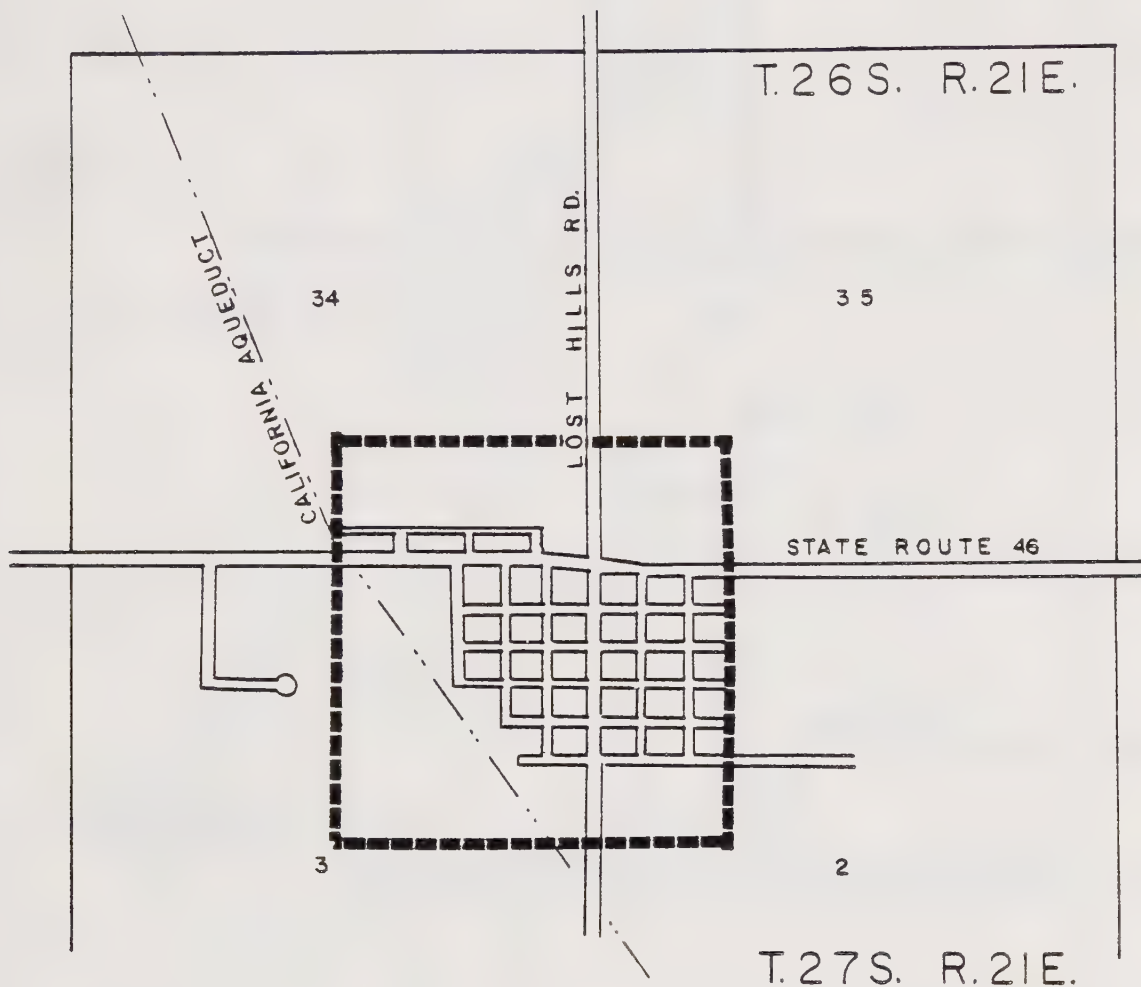


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PARCEL MAP ORDINANCE SEC. 5851.20.1

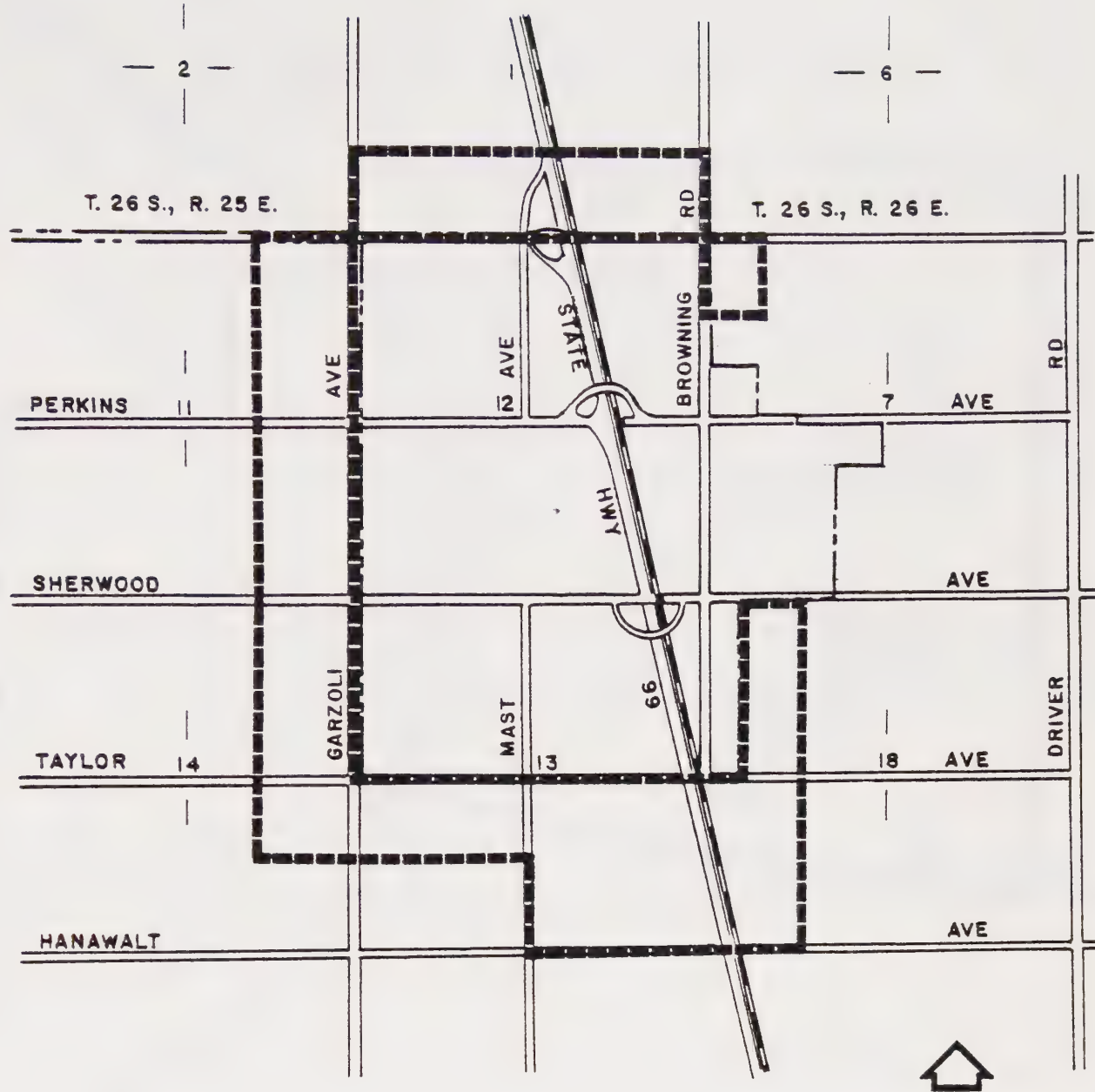


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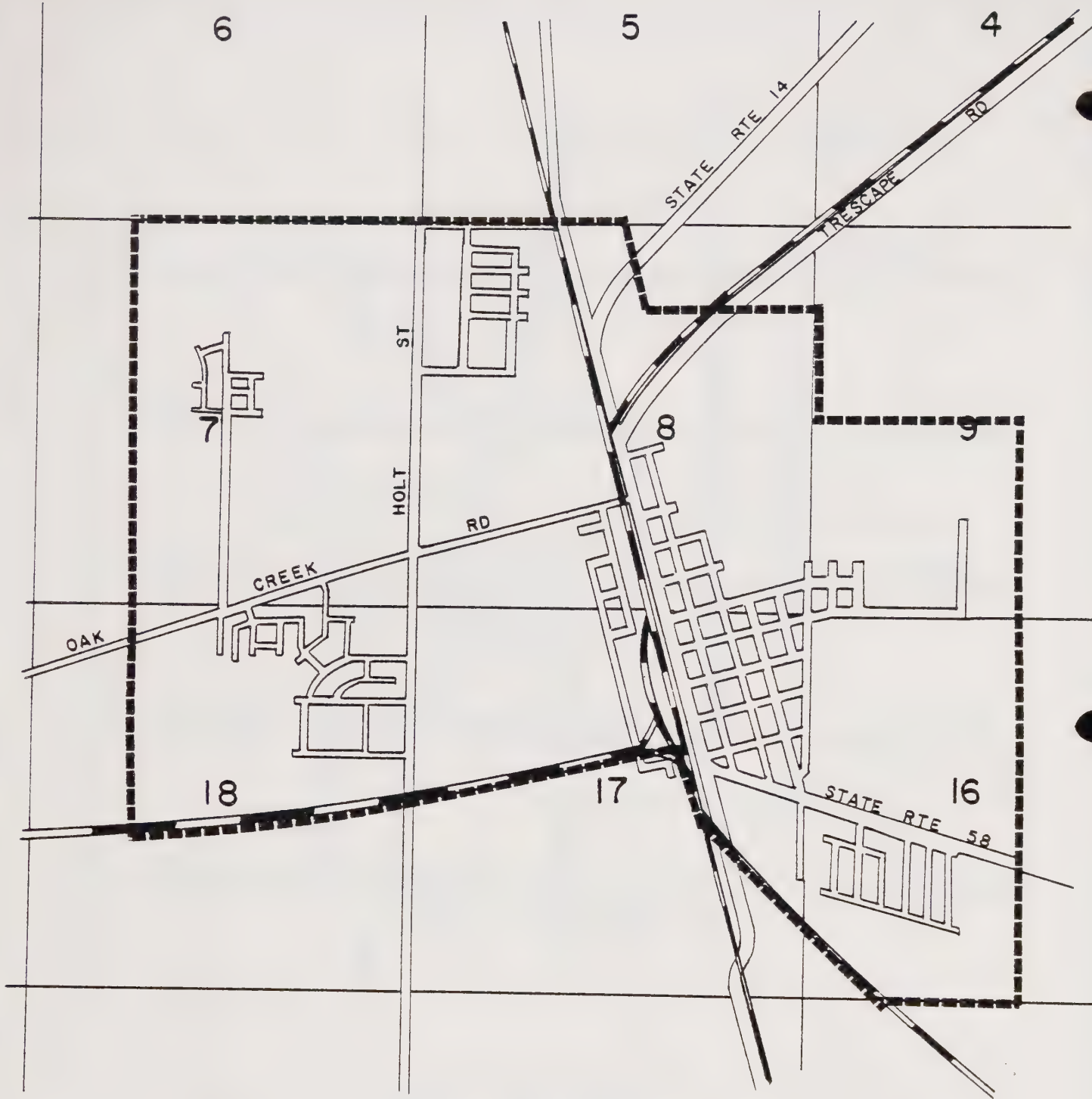
LOST HILLS

DESIGNATED URBAN AREA



MCFARLAND

DESIGNATED URBAN AREA



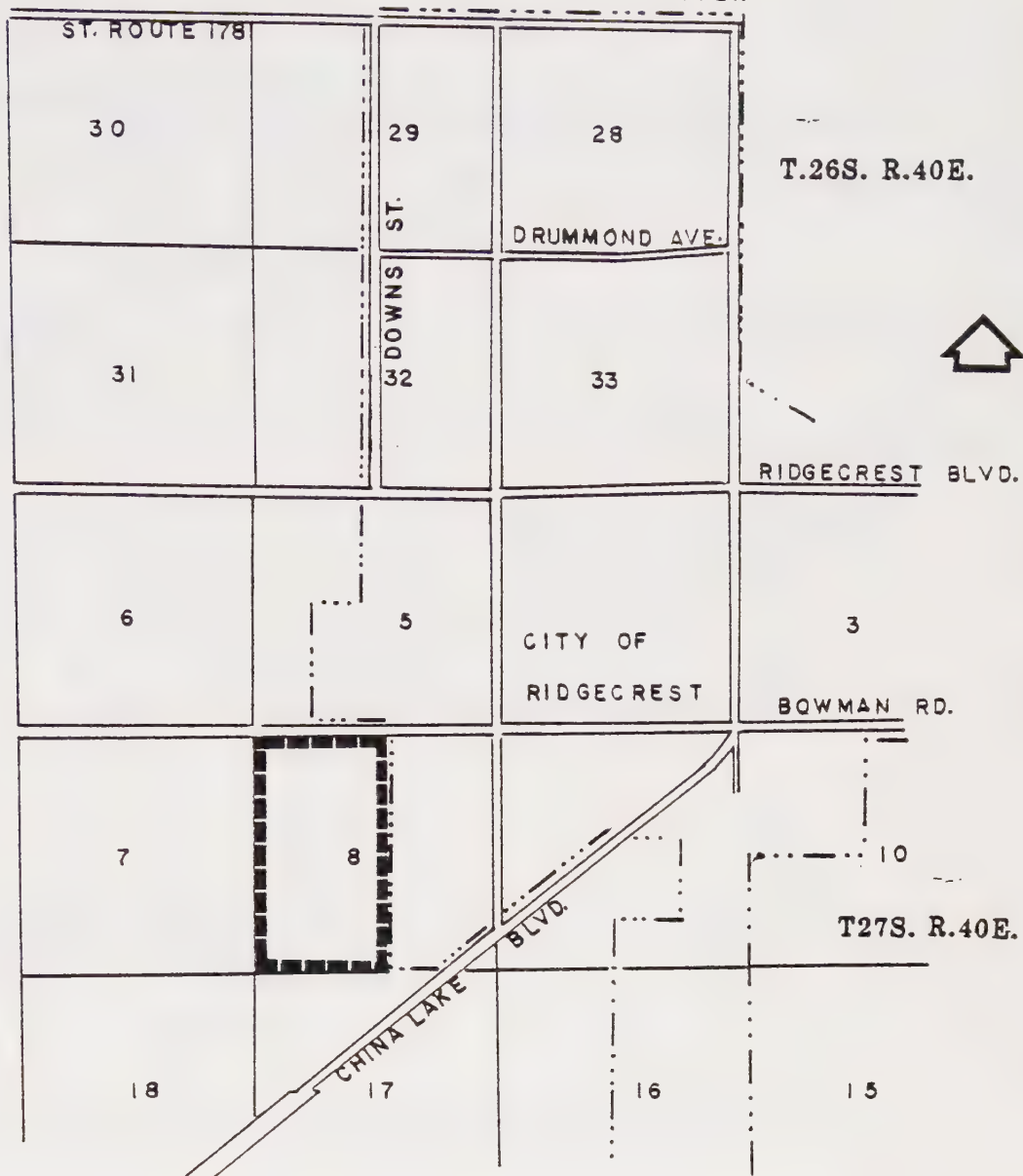
T. 11 N., R. 12 W. SBB & M

MOJAVE

DESIGNATED URBAN AREA

PARCEL MAP ORDINANCE SEC. 5851.20.1

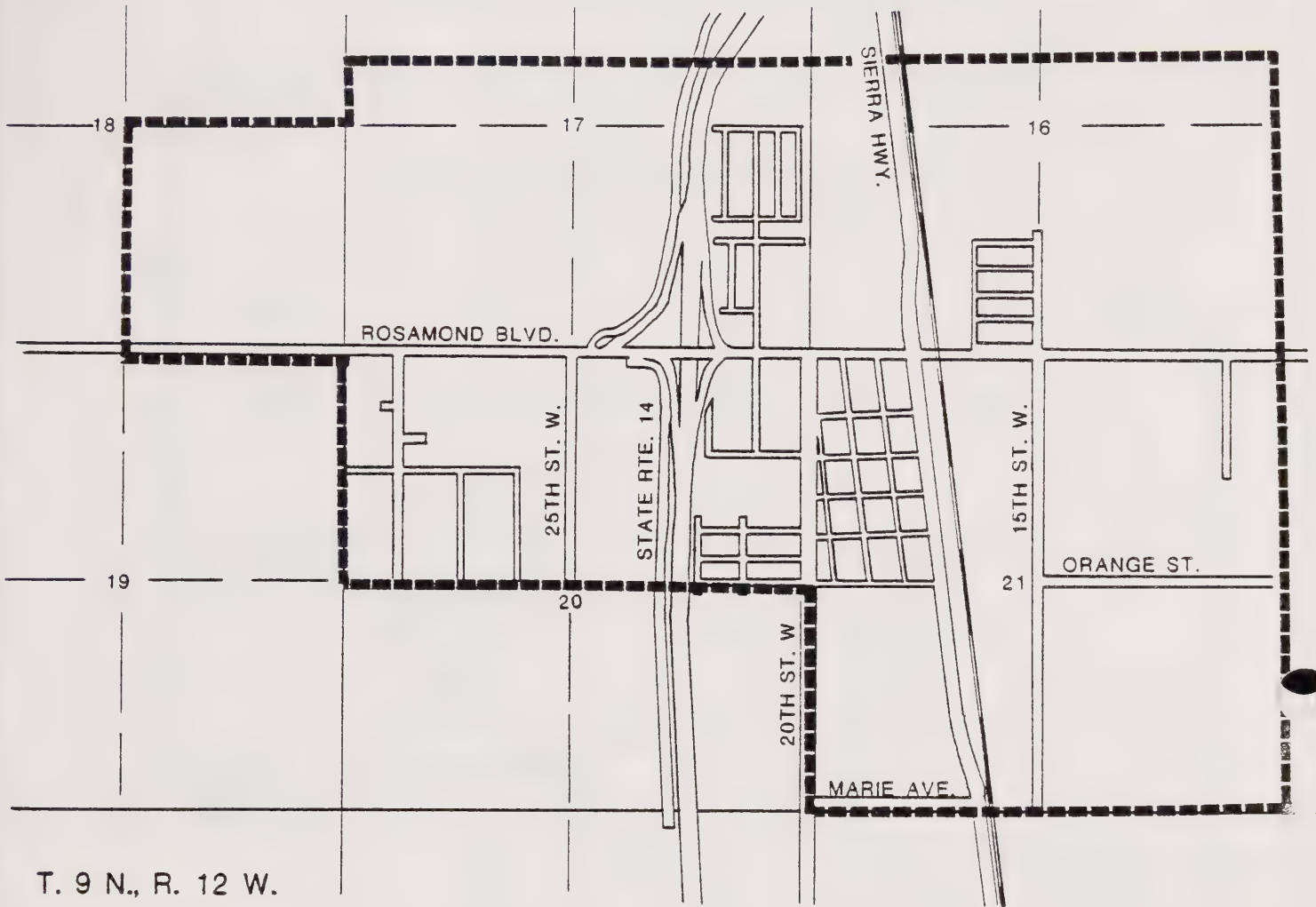
CHINA LAKE NAVAL WEAPONS CENTER



RIDGECREST

DESIGNATED URBAN AREA

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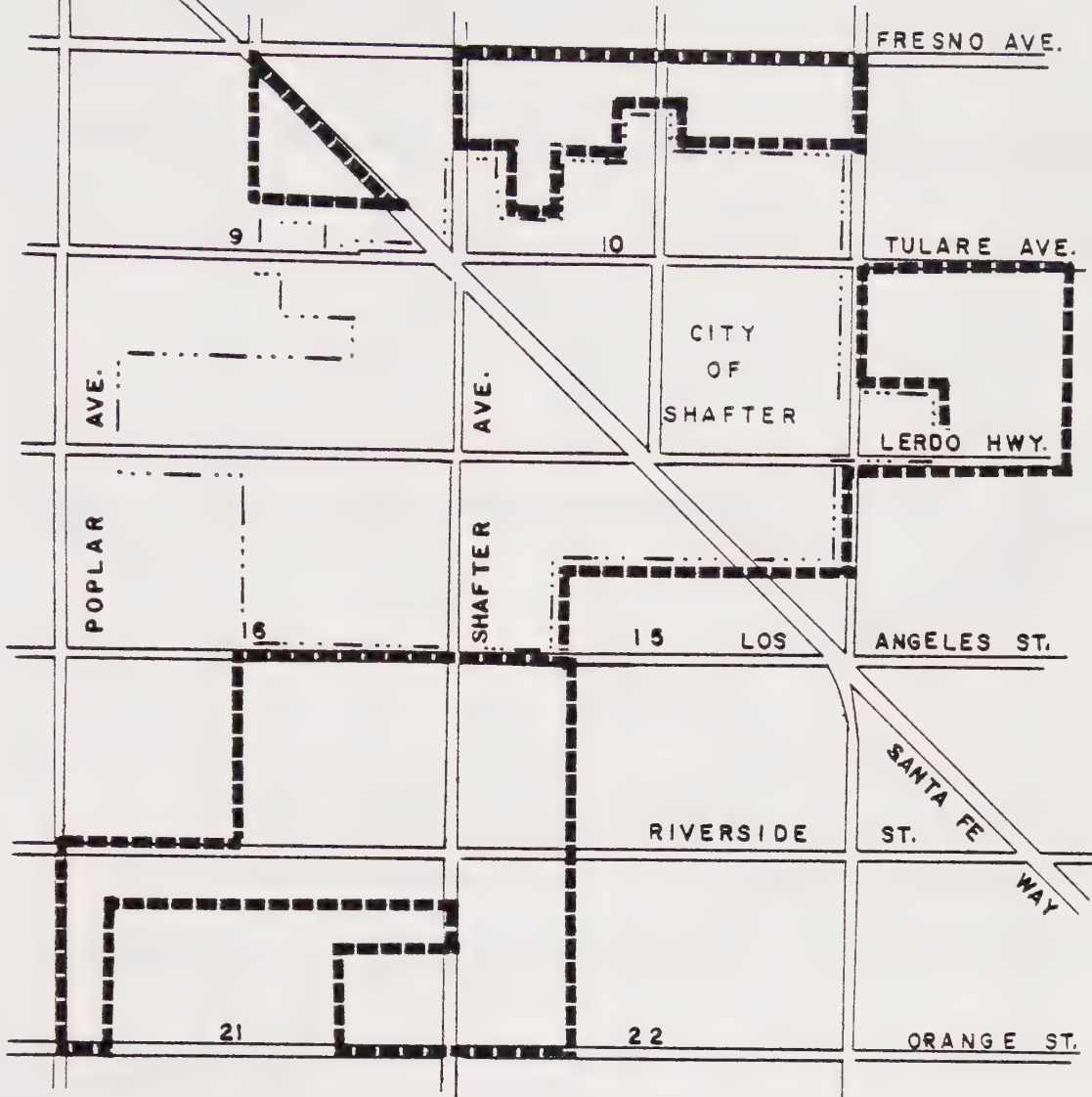


T. 9 N., R. 12 W.

ROSAMOND

DESIGNATED URBAN AREA

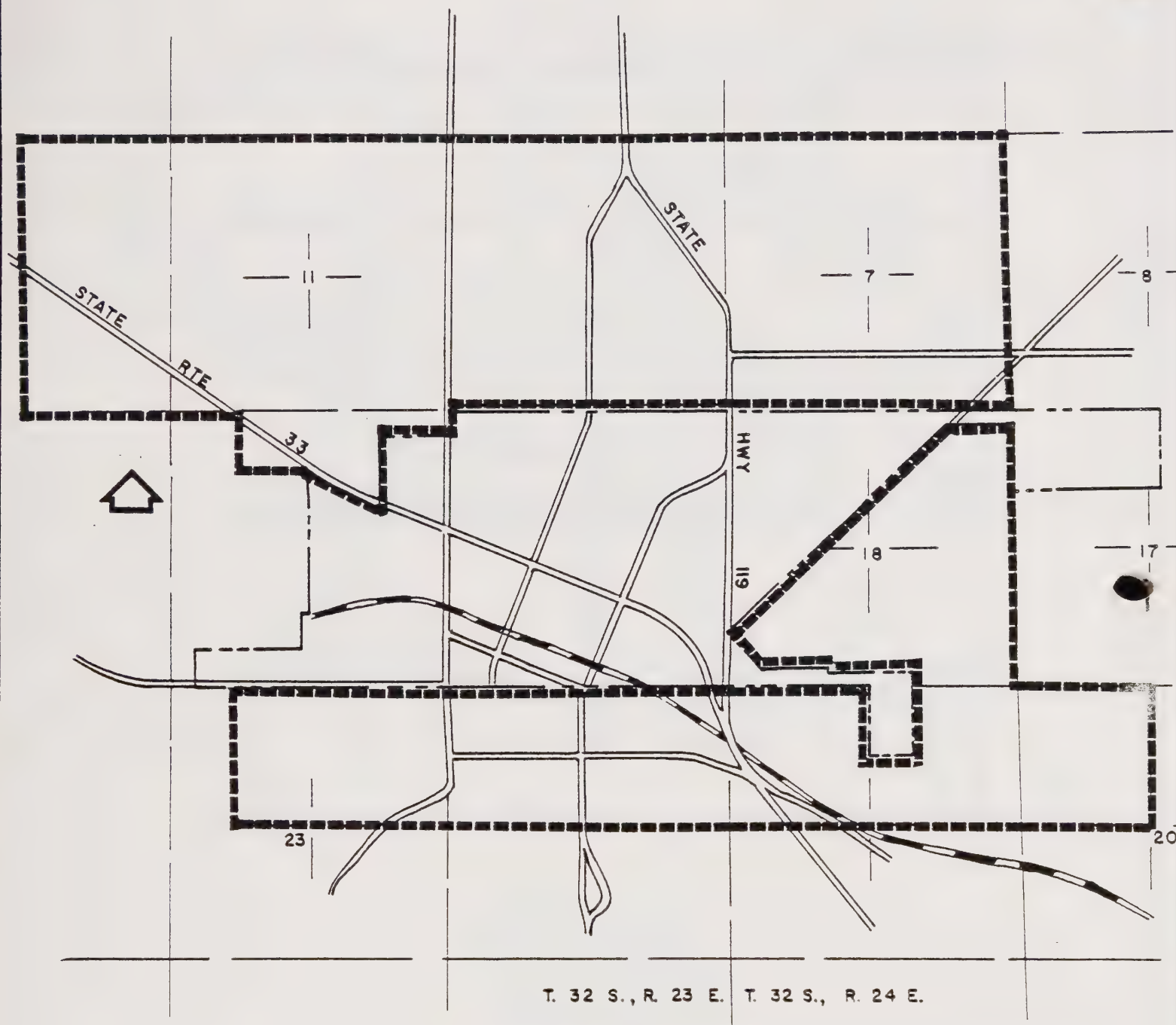
T.28S. R.25E.



SHAFTER

DESIGNATED URBAN AREA

PARCEL MAP ORDINANCE 5851.20.1.



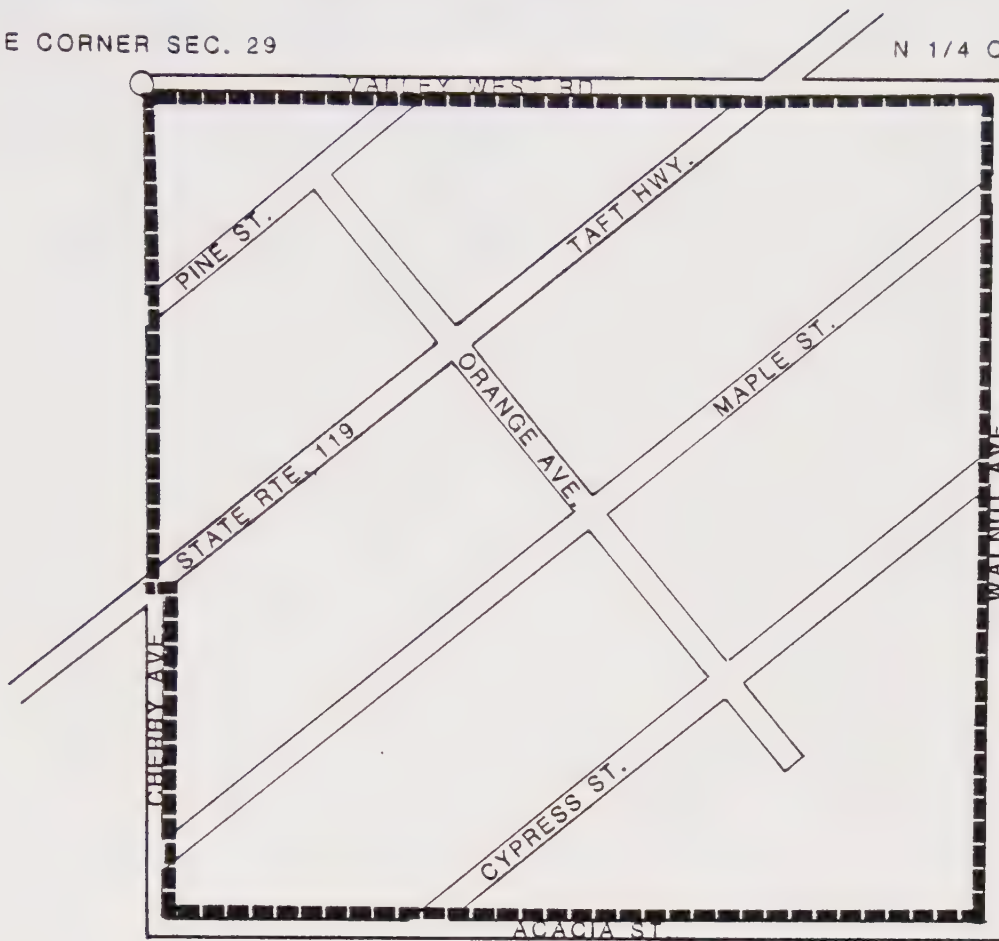
TAFT

DESIGNATED URBAN AREA

PARCEL MAP ORDINANCE 5851.20.1

NE CORNER SEC. 29

N 1/4 CORNER SEC. 28

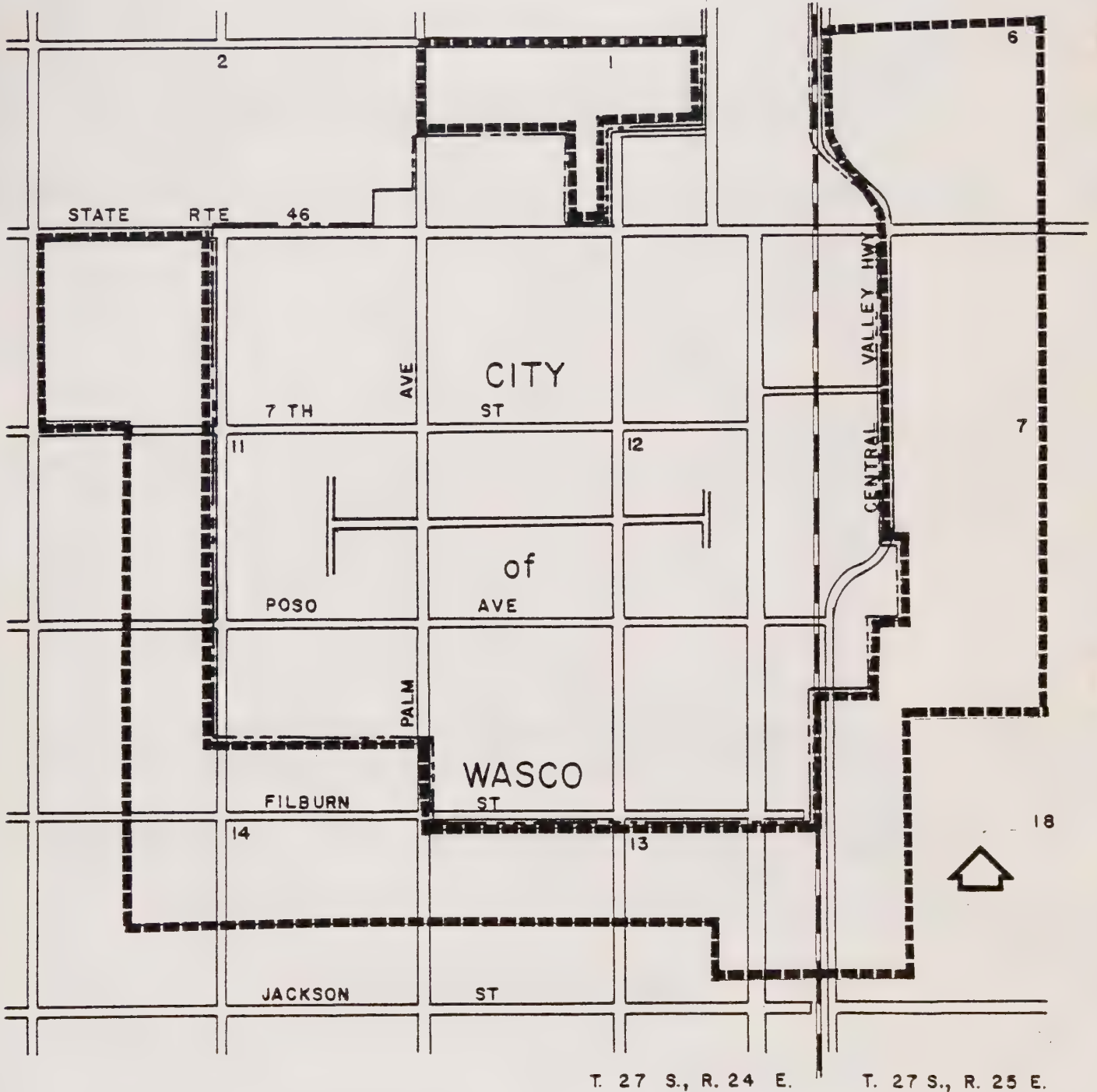


NORTHWEST QUARTER of SECTION 28, T 31 S R 24 E MDB & M

VALLEY ACRES

DESIGNATED URBAN AREA

PARCEL MAP ORDINANCE SEC. 5851.20.1



WASCO

DESIGNATED URBAN AREA

PARCEL MAP ORDINANCE 5851.20.1

YEAR 2000 GENERAL PLAN
IMPLEMENTATION PROGRAM
1982 - 1987

(Effective April 15, 1982)
Kern County Board of Supervisors Resolution #820177

- * Land Use Element *
- * Open Space Element *
- * Conservation Element *

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Kern County Planning Department
1103 Golden State Avenue
Bakersfield CA 93301-2499

Telephone:

Plan Development	(805)	861-2615
Plan Implementation	(805)	861-2615
Environmental Analysis	(805)	861-2387

YEAR 2000 GENERAL PLAN

IMPLEMENTATION PROGRAM

1982 - 1987

(Effective April 15, 1982)

Kern County Board of Supervisors Resolution #820177

- * Land Use Element *
- * Open Space Element *
- * Conservation Element *

Kern County Planning Department
1103 Golden State Avenue
Bakersfield CA 93301-2499

Telephone:

Plan Development	(805)	861-2615
Plan Implementation	(805)	861-2615
Environmental Analysis	(805)	861-2387

"While the general plan sets the framework for community development, the day-to-day actions of local government truly shape the community. Thus, the manner in which a plan is implemented is the real test of a local government's commitment to the goals, objectives, policies, and programs in the general plan, not the mere adoption of the plan itself."

State of California General Plan Guidelines
Adopted September 10, 1980.

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INTRODUCTION:

An implementation program is a coordinated set of specific measures and actions the local government intends to use in carrying out the policy of its general plan. As with requirements for data and analysis, state law varies in its insistence on the specificity of implementation measures. Government Code Section 65564 requires the open-space element contain "an action program consisting of specific programs which the legislative body intends to pursue".

Implementation actions called for in the Final Draft General Plan and mitigation measures contained in the Master Environmental Impact Report indicate programmatic and practical requirements for carrying out Plan policies. These enable the immediate and longer-term implications of the policies and mitigation to be understood clearly.

The implementation program must consist of measures consciously selected, not a list of possible measures. A few, well conceived measures will accomplish more than a long list of "possible" measures. As a practical matter, the general plan becomes a more effective guide when it includes specific implementation measures. Policies tied directly to an implementation program will be more realistic and practical. A detailed, short-term program (which, because it is short-term, should be reviewed annually) also links the policies of the general plan directly to the capital improvement program and the annual budget cycle. In addition, explicit implementation measures in the general plan establish a commitment to action and define accountability. For these reasons, this 5-year program has been developed and presented with the Final Draft General Plan Land Use, Open Space, and Conservation Element; not after adoption of the Plan.

Government Code Section 65400 requires that after the county or city legislative body has adopted all or part of a general plan, the planning agency shall:

- (a) Investigate and make recommendations to the legislative body upon reasonable and practical means for putting into effect the general plan or part thereof, in order that it will serve as a pattern and guide for the orderly physical growth and development and the preservation and conservation of open space land of the county or city and as a basis for the efficient expenditure of its funds relating to the subjects of the general plan. The measures recommended may include plans, regulations, financial reports, and capital budgets.
- (b) Render an annual report to the legislative body on the status of the plan and progress in its application.
- (c) Endeavor to promote public interest in and understanding of the general plan, and regulations relating to it.
- (d) Consult and advise with public officials and agencies, public utility companies, civic, educational, profes-

sional and other organizations, and citizens generally with relation to carrying out the general plan.

This document is structured in the following manner: General plan implementation programs requiring development or revision of other plan elements, data, and studies are presented. The Kern County Planning Department will have the lead in carrying out the programs presented. General plan implementation programs requiring work by the Planning Department or, in some cases, other county departments are also listed.

The report provides the following basic information pursuant to Board of Supervisors Resolution No. 820177, January 27, 1982:

Priority Allocation: A rank order assignment for programs from those most critical to implement the plan, to those that could be deferred if funding or staff were not made available.

Program Time: An estimate of program duration, or an estimate of time required to set up the program; and the beginning and ending month and year during which the program should be accomplished. Time frames and program sequence are contingent upon funding and staffing levels available.

Program: A brief description, including the verbatim implementation measure found in the general plan text or mitigation measure(s) found in the Master Environmental Impact Report.

Program Responsibility (Lead Agency: The "lead agency" to be charged with development, management, and some cases, adoption of the program.

Technical Advisory Provisions: Agencies and department identified as possessing technical expertise or data required by the lead agency developing the program. In some cases, these could be charged with implementing a derivative plan, or developing additional programs and/or data.

Legislative Advisory Provisions: Governmental bodies that will be involved in overall program management enforcements, funding, and, if necessary, adopting the program.

Possible Funding Methods: Funds and grants which could be sought to augment the Kern County General Fund in providing the necessary capital.

Possible Consultant Work: Technical and professional work that could augment staff or provide specialized expertise.

Public Meetings: Meetings to be held by the lead agency to educate and involve the public in the program and to seek advice and comments during program development. It may be necessary to meet with special interest groups and various agencies in other than an advertised public meeting forum.

ZONING ORDINANCE REVISION PROGRAM

Plan Text Pages 9-6, 5-3, 8-5, 6-4, 7-4, 2-3, 2-4

Priority Allocation: 1A

Program Time: May 1982 to February 1983; 9-month program

Program: "Review and, where necessary, revise the County's Zoning and Subdivision Ordinances to reflect accurately and to achieve consistency with the General Plan" as adopted.

This program will require the following actions:

1. Modification of existing zone classification to reflect consistency in regard to densities and permitted uses adopted by the legislative body.
2. Addition of new zone classifications to the Kern County Land Use Zoning Ordinance to properly implement the policies and map provisions of the adopted General Plan.
3. Elimination of existing zone classifications which do not implement or which are not consistent with the policies and map provisions of the adopted General Plan.
4. Amend Sections 7281 and 7282 of the Kern County Land Use Zoning Ordinance to reflect the policies and map provisions of the General Plan.
5. Amend the General Plan Designation/Zone Classification Matrix in Appendix E of the General Plan Text.
6. Amend map provisions and policies of the separate adopted areawide and specific plans listed in Appendix B of the General Plan Text to reflect the amended Zoning Ordinance.

Program Responsibility (Lead Agency):

Kern County Planning Department.

Technical Advisory Provisions:

County Counsel

Kern County Public Works Department, Building Inspection Division

Legislative Advisory Provisions:

Kern County Board of Supervisors Committee of the Whole

Kern County Board of Zoning Adjustment

Possible Funding Methods:

General Fund (Planning Department Budget)

Possible Consultant Work:

None envisioned; however, it may be necessary to augment staff with technical support, possibly on an extra help basis, to carry out existing and ongoing work load while permanent staff is involved in this program.

Public Meetings:

Public hearings before the Kern County Board of Supervisors.

SUBDIVISION ORDINANCE REVISION PROGRAM
Plan Text Pages 9-6, 5-3, 2-3, 2-4, 3-4

Priority Allocation: 1A

Program Time: May 1982 to February 1983; 9-month program

Program: "Review and, where necessary, revise the County's Subdivision Ordinance to achieve consistency with the General Plan", as adopted.

Program will involve revision, addition, and elimination of various Subdivision Ordinance Sections to properly reflect development policies of the adopted General Plan.

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Public Works Department
Kern County Fire Department
Kern County Health Department
Kern County Water Agency

Legislative Advisory Provisions:

Kern County Subdivision Review Committee

Possible Funding Methods:

General Fund (Planning Department Budget)

Possible Consultant Work:

None envisioned.

Public Meetings:

Public Hearings before the Kern County Board of Supervisors.

ZONE MAPS AMENDMENT PROGRAM

Plan Text Pages 4-3, 9-6, 5-3, 2-4

Priority Allocation: 1A

Program Time: May 1982 to November 1983; 18-month program.

Program: Amend the County's Zone Maps by means of staff-initiated zone changes to zone classifications (districts) that achieve consistency with the adopted General Plan map provisions and policies.

Program will involve the following:

1. Zone the areas which have adopted plans with zone classifications which are consistent with the adopted Plan policies.
2. Zone areas which have no previous accepted plans (General Plan Map Code 4.1) to zone classifications (districts) which are consistent with the map provisions and policies of the adopted General Plan.

Program Responsibility (Lead Agency:

Kern County Planning Department

Technical Advisory Provisions:

Federal, state, and local agencies, depending on the specific zone change within the agencies' area of concern.

Legislative Advisory Provisions:

Kern County Board of Supervisors Committee of the Whole

Possible Funding Methods:

General Fund (Planning Department Budget)

Possible Consultant Work:

None envisioned; however, it may be necessary to augment staff with technical support, possibly on an extra-help basis, to carry out existing and ongoing work load while permanent staff is involved in this program.

Public Meetings:

Public Hearings before the Kern County Board of Supervisors.

YEAR 2000 CIRCULATION ELEMENT PROGRAM
Plan Text Pages 3-4, #F

Priority Allocation: 1A

Program Time: November 1982 to November 1985; 3-year program

Program:

"The existing County General Plan Circulation Element should be updated to include not only vehicular circulation routes, but mass transit routes as well. The Bikeways Element should be reviewed and updated if necessary. Information found in the Regional Transportation Plan (KernCog) -- which includes discussion, evaluation, and policy on mass transit -- should be utilized and incorporated into revision of the County Circulation Plan. The County should include information, policies, and implementation consistent with the Land Use Element."

Program would entail development of road standards and provisions on a regional basis (valley, mountain, and desert). Program would require amendments to various county land development ordinances and standards. Program would require development of map atlas of entire county, at a level of detail allowing easy interpretation and manageability.

Program would require the following activities:

1. Obtain input from various agencies about current problems and Year 2000 anticipated need. Determine what data is required to reduce the amount of collection to what is actually necessary.
2. Develop a schematic roadway network composed of easily identifiable segments to represent the existing roadway system.
3. Review existing data base needs and develop a program for obtaining this information.
4. Determine remaining data base needs and develop a program for obtaining this information.
5. Obtain information from the ongoing KernCog transportation study.
6. Coordinate the data base inventory with needs of other affected plan elements.
7. Prepare a base year traffic flow map and a working paper containing the following information:
 - (a) updated roadway functional classification
 - (b) roadway widths
 - (c) estimated travel time and vector speeds

- (d) capacity-deficient roadway segments
 - (e) locations of traffic flow conflicts
 - (f) transit routings and schedules
8. Assemble the available land use data prepared for Year 2000 Land Use, Open Space and Conservation Element Program to be used to generate travel forecasts.
 9. Prepare a working paper containing land use data in acres, basic household number and employee numbers by planning unit
 10. Develop growth factors for each segment of the roadway network. Develop a range of factors dependent upon projected land use scenarios.
 11. Manually apply a growth factor multipliers to base year traffic volumes for each segment of the roadway network.
 12. Aggregate estimated growth factor multipliers to base year data for each network segment.
 13. Prepare Year 2000 traffic flow maps.
 14. Develop circulation criteria reviewed and selected for final analysis by staff and public. Consider the following alternatives:
 - (a) Maintaining the roadway system at present levels (i.e., only minor improvements to correct localized capacity or safety problems).
 - (b) Widening existing alignments identified deficient.
 - (c) Constructing only roads already approved.
 - (d) Constructing roads, including new alignments, after congestion exists.
 - (e) Retrofit land use plans to present level of service.
 - (f) Plan network and construction sequence to serve Year 2000 Land Use Element, all at free flow conditions.
 - (g) Plan an excess of roadways to stimulate economic and recreational development.

- (h) Revise existing construction standards in concert with projected funding opportunities.
15. Prepare a working paper for public discussion describing several circulation implications based upon the aforementioned criteria. Year 2000 traffic flow map atlas would be prepared and presented as part of the document for the various criteria levels.
 16. Provide a systematic and comprehensive policy framework consisting of criteria by which to generate and test alternative growth and development possibilities.
 17. Assess environmental implications of circulation alternatives by identification of preferred features of each alternative; established local citizen preference for an acceptable alternative; resolution of implementation feasibility, and degree to which conflicting issues can be mitigated.
 18. Identify 5-year and 20-year roadway and intersection deficiencies based on projected traffic volumes from the developed Year 2000 Land Use Plan.
 19. Produce a document for public review which would rank each alternative on how it meets the selected circulation goals. The surviving alternative would be conceptual, constrained by the chosen circulation element criteria and funding availability. Differing land use alternatives might also require an expanded number of subregional (Priority Area) circulation choices contained in a framework of one general countywide circulation plan.
 20. Select a preferred plan considering the following major components:
 - (a) An overall description of the County's economic, social, environmental, and transportation goals.
 - (b) A general description of those projects being considered for implementation by the Year 2000.
 - (c) A financial plan, including funding sources for all improvements called for by the circulation element.
 - (d) Circulation plan map atlas, policy test, and recommended road development standards.
 - (e) Consistency linkage with other elements of the General Plan and County development ordinances.

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Public Works Department, Roads Division
KernCOG, Transportation Technical Advisory Committee
California Department of Transportation

Legislative Advisory Provisions:

Special Planning Advisory Committee
Kern County Board of Supervisors Committee of the Whole
Kern County Counsel
Kern County Administrative Officer
KernCOG Policy Board

Possible Funding Methods:

Community Development Block Grant Program
Federal Highway Administration (FHWA)
CalTrans
Transportation Development Act (TDA)

Possible Consultant Work:

Because of current staffing levels, approximately 6-man-years equivalent of technical support would be necessary.

Public Meetings:

Several meetings may be required; the number and location would be contingent upon the specific program design chosen.

URBAN AREA BOUNDARY REVISIONS

Plan Text Page 9-6, #D

Priority Allocation: 1B

Program Time: May 1982 to November 1983; 18-month program

Program:

"Review the provisions of Section 5900 of Part 5, Division 3, Chapter 2, of the Kern County Ordinance Code respecting the designation of Urban Areas to determine the need for possible revision of the geographic boundaries defined and the substantive regulations stipulated in relation to General Plan map and policy provisions."

Program would entail development of several new urban areas consistent with urban density map provisions of the Year 2000 Land Use, Open Space and Conservation Element.

Program could involve development of the existing Urban Area Map Atlas at an appropriate scale.

Program could require development of special policies related to urban areas which are presently not included in the Year 2000 Land Use, Open Space and Conservation Element text. A "package" of general plan text revisions may be adopted to further implement urban area development policies.

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Public Works Department
Kern County Health Department
Kern County Fire Department
Kern County Sheriff's Department
Kern County Community Development Program Department

Legislative Advisory Provisions:

Kern County Board of Supervisors Committee of the Whole
Kern County Counsel
Kern County Administrative Officer

Possible Funding Methods:

Kern County General Fund
Community Development Block Grant Program

Possible Consultant Work:

None Anticipated; however, a contracted project might be possible using a CD Grant.

Public Meetings:

Several meetings may be required throughout the County. Once the level of revision requirement has been identified, program design can be developed to focus on communities where revisions or development of new Urban Areas are needed.

HILLSIDE DEVELOPMENT PROGRAM

Plan Text Page 2-4 #G

Priority Allocation: 2

Program Time: August 1982 to August 1983; one-year program

Program:

"Establish a Hillside Development Ordinance to govern development in areas of steep slopes. Only low-intensity or clustered higher-intensity residential development will be allowed in accordance with strict grading, siting, and design standards, coupled with overall density requirements. Development applications will not be accepted until the Hillside Development Ordinance has been adopted."

Program would entail enhancement of steep slope data base.

Program would entail consistency revision to the various county ordinances.

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Public Works Department

Kern County Health Department

Kern County Fire Department

Legislative Advisory Provisions:

Special Planning Advisory Committee (Mountain Region)

Kern County Counsel

Possible Funding Methods:

Possible Consultant Work:

Development of a Mountain Region Map Atlas at appropriate scale and contour interval with engineering and planning data.

The entire program could be developed by consultant contract depending on funding availability.

Public Meetings:

Meetings would be required in the various mountain communities affected by the program. Ultimate program design would specify the number and location of community meetings.

SPECIFIC PLAN AND RURAL COMMUNITY PROGRAM
Plan Text Page 4-3, #B & #E

Priority Allocation: 3

Program Time: August 1982 to February 1983; (6 months)

Implementation Time: February 1983 to February 1987; (4 years)

Program:

"Prepare a priority order of development of specific plans for areas designated on the General Plan Maps as Rural Community using the guidelines contained in Appendix D."

Initial segment of program (first 6 months) would:

"Define a priority schedule for the preparation and adoption of specific plans for each of the areas designated Specific Plan Required which are in multiple ownerships."

Program entails twenty-five rural communities.

Program entails twenty-one specific plans under multiple ownership.

Program entails ongoing review, development, adoption and publication of 36 single-ownership specific plans.

Program may involve inclusion of additional plans if specified by future general plan amendments.

Development of site-specific detail data and base maps will be necessary.

Intensive environmental study and documentation for each plan will be necessary.

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Public Works Department
Kern County Health Department
Kern County Fire Department
Kern County Community Development Program Department

Legislative Advisory Provisions:

Special Planning Advisory Committee
Kern County Counsel
LAFCO

Possible Funding Methods:

Rural Community Plans - Community Development Block Grants
Specific Plans of Multiple Ownership - Develop Zones of Benefit with power to secure cost from various property owners benefiting from plan
Specific Plans of Singular Ownership - Developer provides all funds necessary

Possible Consultant Work:

Environmental Data Base including soil surveys and geologic studies
Topographic Data/Remote Sensing
Master Drainage Planning
Master Sewer and Water Plans
Archaeologic Surveying

Public Meetings:

During program development period (first 6 months), a schedule of plans to be developed and adopted would dictate the location and number of informational meetings to be held.

Ongoing plan development in Mojave (Camelot Specific Plan), Tehachapi (Stallion Springs Phase II Specific Plan), and Weldon (Bella Vista Hills Specific Plan) may require meetings in these areas prior to overall program development.

SEWER AND WATER MASTER PLANS

Plan Text Page 3-4, #D

Priority Allocation: 4

Program Time: May 1982 to May 1987; 5-year program

Program:

"Develop sewer and water master plans in areas where these services are lacking or deficient and in areas where urban development exists or is designated. Seek nonlocal sources of funding for implementing the capital improvement plans."

Program entails in-depth assessment and prioritization of affected areas.

Program will involve intensive fund raising and grant application approval.

Program Responsibility (Lead Agency):

Kern County Public Works Department

Technical Advisory Provisions:

Kern County Planning Department
Kern County Water Agency
Kern County Health Department
Kern County Fire Department
Regional Water Quality Control Board
Kern County Community Development Program Department

Legislative Advisory Provisions:

Kern County Board of Supervisors
KernCOG
LAFCO
Various Cities on Joint County-City Projects
Various Special Districts

Possible Funding Methods:

Grants are available for planning sewer and water systems from the Housing and Urban Development (HUD) Department of the federal Government.

Some financing may be available from other agencies, primarily municipalities. Joint County-City Projects would be of benefit to both entities and would result in economics and contract administration.

Possible Consultant Work:

Once affected areas are identified and priority assignments are made, consultants would be used for preparation of system plans.

Public Meetings:

Several informational and data gathering meetings in affected areas are anticipated.

DATA BASE MAINTENANCE PROGRAM
Plan Text Page 9-5, #A

Priority Allocation: 5A

Program Development Time: April 1982 to April 1983; 1-year program

Implementation Time: Ongoing

Program:

"Establish systematic procedures for refining, updating, and maintaining the data base maps, texts, and statistics."

Since November 2, 1981, staff has developed a mapping system on reproducible and stable medium at a scale of 1" = 2,000'. This ongoing program will convert the General Plan data base and adopted plan designations to one scale for consistent interpretation needs and documentation.

Some "Specific Plan Required" areas have had base maps and data generated at 1" = 400' scale. The entire countywide Century 2 Data Base is currently stored on the County Data Processing Department's computer. Zoning and Land Use Maps are available at compatible scales. The Kern County Seismic Hazard Atlas is also available at a compatible map scale.

Program would involve the possible integration of the aforementioned mapped and computer-stored data into a long-term filing, updatable, and easily accessible system. Additional data, such as Assessor's data, road circulation and accessibility status, zoning violations, previous zoning cases, existing environmental documentation and census data would be mapped and encoded to permit both computer-registered and mapped reports of various land units under County Planning jurisdiction. These reports would be made available to the public through fee schedules established to defray costs of generating the data.

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Data Processing Department
Kern County Public Works Department
Kern County Fire Department
Kern County Assessor
Kern County Air Pollution Control District
USDA Soil Conservation Service
KernCOG
Kern County Water Agency
Regional Water Quality Control Board
California Department of Transportation
California Energy Commission

Legislative Advisory Provisions:

Kern County Administrative Officer

Possible Funding Methods:

County General Fund

Federal Grants for Computer Software and Hardware

State funds for data integration into State Data Base systems

Possible Consultant Work:

Technical Mapping to augment ongoing map conversion program

Technical computer system analysis and programming

Technical field mapping work

Public Meetings:

None required

AIR QUALITY DATA BASE
Plan Text Page 2-3, #C

Priority Allocation: 5B

Program Time: February 1983 to February 1985; 2-year program

Program:

"Develop and maintain in conjunction with the Kern County Air Pollution Control District an air quality data base map of appropriate scale and detail to provide criteria for environmental assessment of proposed development projects."

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Air Pollution Control District
California Air Resources Board
United States Environmental Protection Agency
KernCOG Technical Advisory Committee

Legislative Advisory Provisions:

Kern County Administrative Officer

Possible Funding Methods:

Environmental Protection Agency (EPA)
Federal Highways Administration (FHWA)

Possible Consultant Work:

Depends on funding viability and recommendations of Technical Advisory Group.

Public Meetings:

None anticipated.

SEPTIC SYSTEM STATUS PROGRAM

Plan Text Page 5-3, #E

Priority Allocation: 5C

Program Time: February 1983 to August 1984; 18-month program

Program:

"Solicit the service of the County Health Department to maintain up-to-date records on the incidence of septic system failures. Prepare and maintain a map (or maps) showing the location of each failure."

Program could be developed in conjunction with implementation program #4, "Sewer and Water Master Plans."

Program would include development of data on a map atlas of the County at suitable scale.

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Health Department
Kern County Water Agency
Kern County Public Works Department
Regional Water Quality Control Board

Legislative Advisory Provisions:

Kern County Administrative Officer
Kern County Community Development Department

Possible Funding Methods:

Kern County Community Development Block Grant Program

Possible Consultant Work:

Dependent upon funding available

Public Meetings:

None required

LAND USE DESIGNATION AREA DATA PROGRAM
Plan Text Page 9-5, #B

Priority Allocation: 5D

Program Time: November 1982 to November 1983; 1-year program

Program:

"Develop and maintain an accurate and up-to-date record system to monitor the extent and distribution of land, both developed and underdeveloped, in each planning area by general plan land use designations."

Program will require development of an administrative general plan map atlas, preferably at the scale of the Kern County Land Use Zoning Ordinance base maps. (See Data Base Maintenance Program for details.)

Program will require technical hardware for measuring areas, a filing system making reproducible maps available to plan implementation personnel, and a computer tracking system program to ease maintenance of the assigned values.

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Data Processing Department

Legislative Advisory Provisions:

None required

Possible Funding Methods:

Kern County General Fund
Federal and State DBA
Federal Highway Administration (FHWA)

Possible Consultant Work:

Data Processing Software Development
Technical mapping to augment ongoing map conversion program

Public Meetings:

None required

PUBLIC SERVICE PLAN AND FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP)
Plan Text Page 3-3, #A

Priority Allocation: 6A

Program Time: May 1983 to November 1984; 18-month program

Program:

"Prepare a Five-Year Capital Improvement Program (CIP) consistent with the General Plan, listing the necessary improvements to Kern County's public services and facilities in collaboration with key service providing agencies and the County Administrative Office as a first step toward the preparation of a long-term Public Services Plan for Kern County. This plan would address the projected demand for public services throughout the County in comparison with projected revenues and identify long-term financial trends for the major public service providers. The CIP and Plan can assure compliance with the provisions of Government Code Sections 65401 and 65402, which require review of all capital facility decisions for consistency with the General Plan."

Program Responsibility (Lead Agencies):

Kern County Public Works Department
Kern County Planning Department
Kern County Administrative Officer

Technical Advisory Provisions:

Kern County Data Processing Department
All County Service Providing Agencies
Kern County Community Development Program Department
KernCOG staff

Legislative Advisory Provisions:

Special Planning Advisory Committee
Kern County Board of Supervisors Committee of the Whole
KernCOG Policy Board
LAFCO
Kern County Counsel

Possible Funding Methods:

Housing and Urban Development (HUD)
Federal Aviation Administration (FAA)

Possible Consultant Work:

Computer Data Base and Program assimilation software

Public Meetings:

Several meetings may be required throughout the County. Once program design and goals are established, meetings can be scheduled to focus on communities where development of capital improvements are to be targeted.

FISCAL IMPACT ANALYSIS AND MONITORING SYSTEM

Plan Text Page 9-6, #E

Priority Allocation: 6B

Program Time: November 1983 to November 1986; 3-year program

Program:

"Develop a fiscal impact analysis and monitoring system to identify the cost of service, facility and infrastructure expansion which new development necessitates."

Program would be developed to address the County's ability to finance new capital facilities, operate and maintain the existing infrastructure and provide an adequate level of service to residents.

Program would develop a fiscal structure model capable of transforming raw data (yearly budget), via rigorous empirical analysis, into a definitive study of those variables and their interactions which are the primary determinants of revenue and expenditure increases.

Program would provide insight into relationships between external economic factors and their fiscal consequences for any line-item or category of revenues and expenditures.

Program Responsibility:

Kern County Planning Department
Kern County Administrative Officer

Technical Advisory Provisions:

Kern County Public Works Department
Kern County Data Processing Department
All County Service Providing Agencies
Kern County Community Development Program Department

Legislative Advisory Provisions:

Kern County Board of Supervisors Committee of the Whole
KernCOG Policy Board
LAFCO
Kern County Counsel
Consultant Select Committee

Possible Funding Methods:

(25K\$)
Housing and Urban Development (HUD)
Federal Aviation Administration (FAA)
Federal Highways Administration (FHWA)

Possible Consultant Work:

Highly desirable; this project would require specialized expertise and careful selection procedures to ensure a quality product of high utility.

Public Meetings:

Same meetings as Implementation Program #6A

PUBLIC SERVICES AND FACILITIES ELEMENT PROGRAM
Plan Text Page 3-4, #G

Priority Allocation: 6C

Program Time: November 1983 to November 1986; 3-year program

Program:

"Develop a Public Services and Facilities Element for the Kern County General Plan. That element should incorporate the existing Park and Recreation Element so as to provide a complete set of principles, standards, and criteria for the provision of public facilities and infrastructure".

Program would involve development of a plan element map atlas identifying existing and proposed facilities.

Program would incorporate data and recommendations of the Fiscal Impact Analysis and Monitoring System and the Public Facilities Plan and 5-Year Capital Improvement Program.

Program Responsibility (Lead Agency:

Kern County Planning Department

Technical Advisory Provisions:

Kern County Public Works Department
All County Service Providing Agencies
Kern County Community Development Program Department
KernCOG

Legislative Advisory Provisions:

Kern County Board of Supervisors Committee of the Whole
Special Planning Advisory Committee
Kern County Counsel

Possible Funding Methods:

Possible Consultant Work:

Technical and Professional support would be desirable.

INTERGOVERNMENTAL PLANNING COORDINATION PROGRAM (IPCP)
Plan Text Page 1-2, #A, #B, & #C

Priority Allocation: 7

Program Time: August 1982 to February 1984; 18-month program

Program:

- A. Develop a procedure to assure that the County, the incorporated cities, and the various special districts refer major planning and land-use proposals to all affected jurisdictions for review, comment, and recommendation. Comments and discussion should occur if requested by the affected jurisdiction(s).
- B. Request that proposed revisions to or amendments of a city's general plan in either the affected fringe area or adopted Sphere of Influence be reviewed by County Planning staff before final action is taken.
- C. Establish a "Review Area" around each State, Military, or other federal jurisdiction. Review development proposals or proposed general plan amendments and revisions within the established area with the appropriate agency.

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Public Works Department
Kern County Administrative Officer
KernCOG
LAFCO
Office of Planning and Research
Various federal agencies with lands in County
Kern County Water Agency
Kern County Superintendent of Schools
Kern County Incorporated Cities

Legislative Advisory Provisions:

Kern County Board of Supervisors Committee of the Whole
KernCOG Policy Board

Possible Funding Methods:

KernCOG

Possible Consultant Work:

None envisioned

Public Meetings:

Depending on necessary interface with various agencies and departments, it may be necessary to hold meetings in the public forum as required by State law (Brown Act).

INDUSTRIAL LAND USE DATA FILE

Plan Text Page 7-3, #A, #B

Priority Allocation: 8

Program Development Time: Phase 1 - February 1983 to August 1984; 18-month
program
Phase 2 - May 1984 to November 1985; 18-month
program

Program Implementation Time: Ongoing after November 1985

Program:

Phase 1:

- A. Develop information and data on industrial land use, trends, employment, and production. Monitor changes in location of industrial land supply and demand. Identify opportunities and constraints for new industrial development.

Phase 2:

- B. Develop demand estimates for industrial land based on analysis of trends in industrial land absorption and development.

Program should result in revision of the Year 2000 Land Use, Open Space, and Conservation Element Decision Procedure.

Program should result in revision of the Year 2000 Land Use, Open Space, and Conservation Element Industrial Map provisions.

Program would require development of a computer-assisted monitoring system.

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Fire Department, Fire Marshal
Kern County Board of Trade
Kern County Data Processing Department
Kern County Public Works Department (Building Inspection Division)

Legislative Advisory Provisions:

Special Planning Advisory Committee
Kern County Counsel
Kern County Administrative Officer

Possible Funding Methods:

Kern County General Fund

Possible Consultant Work:

Depends upon funding availability

Public Meetings:

Prior to formal revisions to County General and/or Specific Plans, affected community-targeted informational meetings would be necessary.

COMMERCIAL LAND USE DATA FILE
Plan Text Page 6-3, #A, #B

Priority Allocation: 9

Program Development Time: Phase 1 - February 1983 to August 1984; 18-month
program
Phase 2 - May 1984 to November 1985; 18-month
program

Program Implementation Time: Ongoing after November 1985

Program:

Phase 1:

- A. Develop information and data on commercial land use and trends, employment, sales, and other economic indicators in the County. Monitor change in location of commercial land supply and demand. Identify opportunities and constraints for new commercial development.

Phase 2:

- B. Develop demand estimates for commercial land relative to population patterns and the rate of commercial land absorption and development.

Program should result in revision of the Year 2000 Land Use, Open Space, and Conservation Element Decision Procedure.

Program should result in revision of the Year 2000 Land Use, Open Space and Conservation Element Commercial Map provisions.

Program would require development of a computer-assisted monitoring system.

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Fire Department, Fire Marshal
Kern County Board of Trade
Kern County Data Processing Department
Kern County Public Works, Building Inspection Division

Legislative Advisory Provisions:

Special Planning Advisory Committee
Kern County Counsel
Kern County Administrative Officer

Possible Funding Methods:

Kern County General Fund

Possible Consultant Work:

Depends upon funding availability

Public Meetings:

Prior to formal revisions to County General and/or Specific Plans, affected community-targeted informational meetings would be necessary.

SOLID AND LIQUID WASTE MANAGEMENT PROGRAM
MEIR Page 501A (Mitigation Measure)

Priority Allocation: 10

Program Time: February 1983 to August 1984; 18-month program

Program:

"Studies should be accomplished that would provide linkage between solid and liquid waste disposal sites and plan densities".

Program would involve revision of the Kern County Solid Waste Management Plan.

Program Responsibility (Lead Agencies):

Kern County Planning Department
Kern County Public Works Department

Technical Advisory Provisions:

Kern County Solid Waste Management Planning Committee
Kern County Health Department
Kern County Agriculture Department
Kern County Farm and Home Advisor
State Division of Oil and Gas
State Reclamation Board
Regional Water Quality Control Board
United States Bureau of Land Management

Legislative Advisory Provisions:

Kern County Board of Supervisors Committee of the Whole
Kern County Counsel
KernCOG Policy Board
State Solid Waste Management Board
Regional Water Quality Control Board

Possible Funding Methods:

Kern County General Fund
Gate Fees
Land Use Fees
Acquisition of federal lands under the Recreation and Public Purposes Act of 1926 (44 Stat. 741, as amended; 43 U.S.C. 869-4).

Possible Consultant Work:

None envisioned; however, this work could be contracted if funds were available.

Public Meetings:

Depending on work program schedule and on necessary interface with various agencies and departments, it would be likely that informational and technical meetings would be held in the public forum as required by State law (Brown Act).

GENERAL PLAN ANNUAL STATUS REPORT AND GENERAL PLAN AMENDMENTS
Plan Text Page 9-6, #H

Priority Allocation: 11 and 11A

Program Time: 11: December 1982 to December 1983; first report due December 1983; subsequent annual reports due each December
11A: General Plan amendments pursuant to Board of Supervisors Resolution No. 78-797: April, August, December of each year.

Program:

"Prepare and distribute on an annual basis a report on the Status of the General Plan and the progress achieved in its application. Include in the report a review of the implementing actions proposed in the plan and the recommendations on those actions which should be included in the year's work program and budget, relative to potential resources. Include comments in the annual General Plan report on the current appropriateness of the plan's goals, policies and actions, and recommend specific sections for review, based on changing community conditions and needs".

Program would entail a report on results of monitoring population growth and subsequent developmental effects. The monitoring program would be incorporated into Implementation Program Item 6B, "Fiscal Impact Analysis and Monitoring System, and would be used to identify distribution of population increases and capabilities of governmental and public agencies to provide new development with adequate services and facilities in a fiscally acceptable manner (See Plan Text Page 9-5, #C).

Program would involve periodical updating of the General Plan's Resource Data Maps with new information as it becomes available from various data sources, (See Plan Text Page 8-5, #A).

Program would also include the ongoing three-time per year maximum General Plan Amendment process, as outlined in Kern County Board of Supervisors Resolution No. 78-797 and consistent with Government Code Section 65356.1.

The first Annual Report would include the following feasibility studies to fulfill requirements of the Year 2000 General Plan and specific mitigation measures presented in the Master Environmental Impact Report (MEIR):

1. Assess the feasibility of protecting riparian habitat through addition of policy statements and by designation of riparian buffer zones on the Land Use, Open Space, and Conservation Element Map provisions (See Page 474A, MEIR and Plan Text Page 8-5, #B.).
2. Assess the feasibility of preserving native vegetation in the County by addition of stronger policy statements in the Plan text; addition of implementation measures giving development bonuses for developers who use creative design methods to preserve important natural areas and vegetation (See Page

472, MEIR).

3. Assess the feasibility of including residential development policies promoting inclusion of pedestrian, equestrian, and bicycle ways (See Page 468, MEIR).
4. Assess the feasibility of developing and adopting specific plans for both Canebrake and Onyx areas to ensure impacts on surface and groundwater hydrology resulting from the maximum proposed residential densities are mitigated through appropriate development standards (See Page 454, MEIR).
5. Assess the feasibility of enlarging the Pumpkin Center Specific Plan area to encompass the Greenfield area south of Bakersfield to ensure that development standards (See Page 454, MEIR).
6. Assess the feasibility of adopting plan policies requiring new subdivisions in areas receiving over 2000 cooling degree days to have narrower street widths and one tree per lot next to the street, reducing area for solar absorption at considerable energy savings (See Page 466, MEIR).
7. Assess the feasibility of initiating a study to determine the minimum parcel size for a viable agricultural operation. Such study would consider crop types and seasonal growth, as well as soil type and water availability. The study could result in a variety of parcel sizes that might accommodate various crops. Results of the study could require revisions to appropriate General Plan (See Page 461, MEIR).
8. Assess the feasibility of amending the Kern County General Plan Noise Element to establish additional policies and implementation measures to evaluate the potential noise impacts of any development proposal and to recognize the impact of ongoing military operations on any development proposal (referred to staff by Board of Supervisors Resolution No. 820177, March 1, 1982).
9. Review and consider the below-listed policies suggested by the Greater Bakersfield Chamber of Commerce for amendments to the General Plan text:
 - (a) Future urban development should be within the city.
 - (b) All land within the city's sphere of influence is defined as a potential urban expansion area and shall be subject to annexation by the city.
 - (c) Urban services in and around the city shall be planned and designated by the city.
 - (d) The city may prezone unincorporated territory

adjoining the city for the purpose of determining the zoning that will apply to such property in the event of subsequent annexation to the city.

- (e) County shall submit to the city all matters concerning land use within the sphere of influence of the city for reconciliation prior to final action by the county.

10. Evaluate and determine the necessity to include a specific implementation program and time frame to amend the General Plan text in the manner requested by the Kern River Valley Audubon, National Audubon Society; letter of December 1, 1981 (referred to staff by Board of Supervisors Resolution No. 820177, dated March 1, 1982). The request by Audubon is to make the following policy revision:

"The following modifications to the text of Chapter 8 in the Year 2000 Plan are necessary if the County is serious about preserving rare riparian habitat."

Change Policy 8 on page 8-5 from:

"Rivers and streams in the County are important visual and recreational resources and wildlife habitats. Areas of riparian vegetation along rivers and streams will therefore be preserved when feasible to do so."

to read:

"Rivers and streams in the County are important visual and recreational resources and wildlife habitats. Areas of riparian vegetation along rivers and streams will therefore be preserved when feasible to do so."

"(The phrase 'when feasible to do so' renders this policy meaningless.)"

11. Evaluate and determine the necessity to include a specific implementation program and time frame to amend the General Plan text in the manner requested by the Kern River Valley Audubon, National Audubon Society; letter of December 1, 1981 (referred to staff by Board of Supervisors Resolution No. 820177, March 1, 1982). The request by Audubon is to make the following revision:

Add Policy 13 to page 8-5:

- "13. The County will maintain zones of reduced use or 'buffer zones' around areas of riparian vegetation.

"The above modifications fully comply with the Environmental Impact Report for the Year 2000 General Plan. As a matter of fact, they follow precisely, recommendations made under Vegetation - Mitigation, page 472, of the E.I.R. There it states, 'The Year 2000 General Plan text should contain a stronger policy statement supporting the preservation of native vegetation in the County.' Also it states, 'Protection of riparian vegetation should be provided through policy statements and by designation of riparian buffer zones'."

12. Assess the feasibility of consolidating all the existing ordinances relating to land use zone and building code regulations in floodplains (referred to staff by Board of Supervisors Resolution No. 8202177, March 1, 1982).

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Annual Report: Kern County Public Works Department
Kern County Health Department
Kern County Fire Department

- | | | |
|-------------------|----|--|
| Feasibility Study | 1: | State Department of Fish & Game |
| Feasibility Study | 2: | State Department of Fish & Game
Nature Conservancy |
| Feasibility Study | 3: | Kern County Public Works Department
KernCOG Technical Advisory Committee
Kern County Air Pollution Control District |
| Feasibility Study | 4: | In-House (Planning Department) |
| Feasibility Study | 5: | In-House (Planning Department) |
| Feasibility Study | 6: | Kern County Public Works Department
National Oceanic & Atmospheric Administration (NOAA) |
| Feasibility Study | 7: | Kern County Agriculture Department
Kern County Farm & Home Advisor
State Department of Conservation
Kern County Water Agency
USDA Soil Conservation Service
State Department of Water Resources
Kern County Assessor |
| Feasibility Study | 8: | Kern County Airports Department
Kern County Health Department
State Department of Health Services
State Department of Aeronautics
U.S. Environmental Protection Agency
U.S. Department of Air Force (Edwards AFB)
U.S. Department of Navy (China Lake NWC) |
| Feasibility Study | 9: | In-House (Planning Department) |

Feasibility Study 10: State Department of Fish & Game
Feasibility Study 11: State Department of Fish & Game
City of Bakersfield Planning Department
Feasibility Study 12: Kern County Water Agency
Kern County Public Works Department
U.S. Department of Interior/Bureau of Reclamation
U.S. Army Corps of Engineers
State of California Department of Water Resources
State of California Department of Resources

Legislative Advisory Provisions:

Kern County Board of Supervisors Committee of the Whole
Kern County Administrative Office

Possible Funding Methods:

Kern County General Fund

Possible Consultant Work:

Feasibility studies #1 and #7

Public Meetings"

Various meetings on focused program items could be held throughout the County in conjunction with other scheduled public informational meetings.

YEAR 2000 ENERGY ELEMENT PROGRAM
MEIR Page 501A (Mitigation Measure)

Priority Allocation: 12

Program Time: May 1984 to May 1987; 3-year program

Program:

"The County should develop an Energy Element in order to increase the use of alternative energy sources. Building standards should require the use of passive solar and energy conservation principles so that fewer new sources of electrical generation (traditional fossil fuel, nuclear, etc.) will be needed to serve Kern County. Water conservation should be included in this element in order to decrease the amount of energy required for pumping and distribution".

Program could involve an extensive climatological data base and computer-assisted data management system.

Program might include development of a countywide energy budget and suitable demand forecasting methods.

Program Responsibility (Lead Agency:

Kern County Planning Department

Technical Advisory Provisions:

Kern County Public Works Department
State Energy Commission, and Department of Water Resources
Various Public Utilities

Legislative Advisory Provisions:

Special Planning Advisory Committee
KernCOG Policy Board

Possible Funding Methods:

State Energy Commission (CEC)
Environmental Protection Agency (EPA)

Possible Consultant Work:

3-man-years of technical and professional support; RFP necessary

Public Meetings:

Several informational and data gathering meetings in affected areas are anticipated. Detailed program design would define extne and location of meetings.

YEAR 2000 SEISMIC SAFETY ELEMENT PROGRAM
MEIR Page 458 (Mitigation Measure)

Priority Allocation: 13

Program Time: May 1983 to May 1984, one-year program

Program:

"The County Seismic Hazard Atlas should be updated to include new cultural features and new studies performed that reflect additional geologic hazards. The revised atlas should include location and extent of Alquist-Priolo zones and any findings resulting from studies within those zones".

Program would involve revision to the existing Seismic Safety Element test to bring the element into consistency with policies and map provisions of the Year 2000 Land Use, Open Space and Conservation Element.

Program would entail assimilation of all recent data and studies performed for various site specific projects within the county.

Program could involve the establishment of a new set of goals, policies, and implementation measures to reflect the seismic hazards constraints upon development in the County.

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Public Works Department
State Division of Mines and Geology
United States Geological Survey (USGS)

Legislative Advisory Provisions:

Kern County Board of Supervisors Committee of the Whole
KernCOG Policy Board

Possible Funding Methods:

KernCOG
Kern County Community Development Block Grant Program

Possible Consultant Work:

One-man-year professional support

Public Meetings:

Informational and data gathering meetings in affected areas are anticipated. Meetings could be held in conjunction with other programs. Detailed program design would define extent and location of meetings.

YEAR 2000 FLOODPLAIN MANAGEMENT PROGRAM AND MAP PROVISIONS
General Plan Adoption Hearing Request Evaluation, page 423
(Board of Supervisors Resolution No. 820177, March 1, 1982)

Priority Allocation: 2A

Program Time: August 1982 to August 1983; one-year program

Program:

Refer the Plan map provisions to the Kern County Water Agency for delineation of established designated floodways and floodplain primary zones. Change all "development" designations within the Kern County Water Agency-delineated areas to an appropriate "resource" land use. Retain Policy 11, as recommended by the Kern County Water Agency.

Program results are adopted by Kern County Board of Supervisors, Resolution No. 820177. Map revisions would not require a formal General Plan Amendment.

Program Responsibility (Lead Agency):

Kern County Planning Department

Technical Advisory Provisions:

Kern County Water Agency
Kern County Public Works Department

Legislative Advisory Provisions:

None required

Possible Funding Methods:

Planning, Public Works, and Kern County Water Agency budgets

Possible Consultant Work:

None envisioned

Public Meetings:

None required

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